



2012

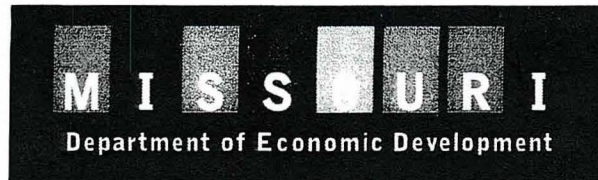
TAX INCREMENT FINANCING IN MISSOURI *Local TIF Project Information and Financial Data*

FEBRUARY 1, 2013



M I S S O U R I

Department of Economic Development



2012 Annual Report Summary Local Tax Increment Financing Projects in Missouri February 1, 2013

*All information is obtained from reports submitted by the authorizing municipalities and is current as of 2/1/2013.
The Department of Economic Development does not endorse the accuracy of the information submitted.*

- 1. Number of Projects Reporting: 442**
 - (a) "Blight" designation: 302 projects
 - (b) "Conservation Area" designation: 82 projects
 - (c) "Blight and Economic Development" designation: 19 projects
 - (d) "Economic Development Area" designation: 15 projects
 - (e) "Blight, Conservation Area & Economic Development Area" designation: 5 projects
 - (f) "Blight and Conservation Area" designation: 2 projects
 - (g) "Conservation Area and Economic Development Area" designation: 1 project
 - (h) Status not designated in report: 16 projects

- 2. Number of different municipalities reporting: 90**
 - (a) Cities: 86
 - (b) Counties: 4

- 3. Number of new jobs:**
 - (a) 167,267 estimated
 - (b) 71,186 created to date

- 4. Number of retained jobs:**
 - (a) 28,626 estimated
 - (b) 29,154 retained to date

- 5. Total PILOTS and EATs received since inception: \$ 1,869,776,839**

- 6. Total anticipated TIF-reimbursable project costs: \$ 6,780,817,552**

- 7. Total anticipated project costs: \$ 30,270,103,742**

8. Total expenditures for TIF-eligible project costs by category:

(a) Public infrastructure:

Since Inception: \$ 479,603,698
Report Period: \$ 17,005,428

(b) Site development:

Since Inception: \$ 238,229,060
Report Period: \$ 14,001,395

(c) Rehabilitation of existing buildings:

Since Inception \$ 42,309,291
Report Period: \$ 1,981,364

(d) Acquisition of land or buildings:

Since Inception: \$ 231,188,918
Report Period: \$ 4,327,822

(e) Other (includes professional fees, financing costs, leasing fees, landscaping costs, planning and others not listed above):

Since Inception: \$ 725,244,228
Report Period: \$ 79,963,757

(f) P & I payments on outstanding bonded debt:

Since Inception: \$ 1,058,959,659
Report Period: \$ 164,924,933

(g) Reimbursement to developers for eligible costs:

Since Inception: \$ 967,531,160
Report Period: \$ 55,008,053

(h) Reimbursement to municipalities for eligible costs:

Since Inception: \$ 283,447,679
Report Period: \$ 56,527,243

8. Original assessed real property value of project: \$ 629,120,705

9. Assessed real property value at end of reporting period: \$ 1,782,845,246

10. Anticipated assessed real property value at district termination: \$ 7,455,820,770

Appleton City

1st Amended & Restated Downtown Improvement TIF

Contact Agency: Appleton City

Contact Phone: 660-476-2631

Developer(s): Food Fair of Appleton City, LLC, & Farmhouse Kit.

Senate District: 28

House District: 118

Original Date Plan/Project Approved:

12/1/2003

Plan Description:

Three phases of private development including a Dollar General Store and a full-service grocery store. TIF is being used to fund improvements to public infrastructure in the area, building façade restorations, demolition of unsafe buildings, etc.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs

Number of New Jobs:

Projected: 14

Actual to Date: 33

Number of Retained Jobs:

Projected: 45

Actual to Date: 45

Appleton City

1st Amended & Restated Downtown Improvement TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,679.53 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$107,322.59 Amount on Hand: \$13,679.53

Economic Activity Taxes:

Total received since inception: \$117,543.44 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$366,186.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$366,186.00

Anticipated TOTAL Project Costs: \$1,233,826.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Arnold

Arnold Crossroads Redevelopment Plan

Contact Agency: Arnold

Contact Phone: 636-282-2283

Developer(s): Arnold Crossroads, LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved:

7/7/2005

Plan Description:

Redevelopment of an existing retail and commercial area suffering from long-term vacancies and an antiquated design and layout.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 150

Actual to Date: 182

Number of Retained Jobs:

Projected: 300

Actual to Date: 300

Arnold

Arnold Crossroads Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$34,360.31 As of: 8/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$284,039.77 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$455,504.63 Amount on Hand: \$34,360.31

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,600,000.00

Property Acquisition and Relocation Costs: \$8,200,000.00

Project Implementation Costs: \$700,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,500,000.00

Anticipated TOTAL Project Costs: \$51,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Atchison County

Exit 110 TIF Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6214

Developer(s): Graybill Tire & Repair, Inc.

Senate District: 12

House District: 1

Original Date Plan/Project Approved:

5/24/2005

Plan Description:

Construction of a full-service truck repair facility and supporting public infrastructure necessary for the development.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 15

Actual to Date: 35

Number of Retained Jobs:

Projected: 25

Actual to Date: 25

Atchison County

Exit 110 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$102,422.61 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$88,110.99 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$88,000.00

Property Acquisition and Relocation Costs: \$5,000.00

Project Implementation Costs: \$36,000.00

Other: \$5,000.00

Other: \$21,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$155,000.00

Anticipated TOTAL Project Costs: \$654,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

Atchison County

Hwy 136/111 TIF Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6412

Developer(s): 5G's Inc.

Senate District: 12

House District: 1

Original Date Plan/Project Approved:

6/18/2009

Plan Description:

New construction of a 10,000sf grocery store and all necessary public/private infrastructure servicing the development area including parking improvements, site preparation, electrical, sewer, etc.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 3

Actual to Date: 21

Number of Retained Jobs:

Projected: 25

Actual to Date: 25

Atchison County

Hwy 136/111 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$89,957.99 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$30,000.00

Property Acquisition and Relocation Costs: \$120,000.00

Project Implementation Costs: \$31,678.11

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$181,678.11

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Ballwin

Ballwin Town Center TIF Redevelopment Plan

Contact Agency: Ballwin

Contact Phone: 636-227-8580

Developer(s): The Bedrin Organization-New Jersey

Senate District: 2

House District: 88

Original Date Plan/Project Approved:

10/11/1999

Plan Description:

Construction of a 265,000sf retail center.

Plan/Project Status: Fully operational

Area Type: Conservation; Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date:

254

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Ballwin

Ballwin Town Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$92,772.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$5,774,257.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$7,946,882.00 Amount on Hand: \$92,771.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs:

Project Implementation Costs:

Other:

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 10

Belton

Belton Marketplace TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): MAP Belton, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved:

11/28/2006

Plan Description:

To cure blighted conditions identified in the Blight Study and construction of a 50,000sf shopping center with all necessary parking, utility and street lighting infrastructure.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Belton

Belton Marketplace TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$17,695.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$295,745.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$598,943.00 Amount on Hand: \$17,695.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$375,000.00

Property Acquisition and Relocation Costs: \$760,749.00

Project Implementation Costs: \$1,064,251.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,200,000.00

Anticipated TOTAL Project Costs: \$10,729,535.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Belton

Belton Town Centre TIF Plan

Contact Agency: Belton
Contact Phone: 816-331-4331
Developer(s): Belton Associates, LLC
Senate District: 31
House District: 123

Original Date Plan/Project Approved:

10/23/2001

Plan Description:

To cure blighted conditions identified in the Blight Study and construction of a shopping center of 300,000sf with all necessary parking, utility and street lighting infrastructure with add'l improvements to the SE corner of Hwy Y.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 525

Actual to Date:

315

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Belton

Belton Town Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$662,791.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,942,060.00 Amount on Hand: \$2.00

Economic Activity Taxes:

Total received since inception: \$9,802,002.00 Amount on Hand: \$662,789.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$26,340,186.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,340,186.00

Anticipated TOTAL Project Costs: \$59,956,714.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Boardwalk At Belton TIF Plan

Contact Agency: Belton
Contact Phone: 816-331-4331
Developer(s): Southview Plaza, LLC
Senate District: 31
House District: 123

Original Date Plan/Project Approved:

4/1/2009

Plan Description:

To cure blighted conditions identified in the Blight Study and construction of a 1,186,600sf shopping district with all necessary parking, utility, and street lighting. Includes significant infrastructure improvements along Hwy Y.

Plan/Project Status: Not specified in report

Area Type: Not specified in report

But for Determination:

Lack of development at the Project Site.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Belton

Boardwalk At Belton TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$26,650,966.00

Property Acquisition and Relocation Costs: \$555,000.00

Project Implementation Costs: \$7,703,260.00

Other: \$12,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$46,909,226.00

Anticipated TOTAL Project Costs: \$318,203,504.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Southtowne Plaza TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Herman Enterprises, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved:

3/10/2009

Plan Description:

To cure blight conditions identified in the Blight Study and construction of a retail big box store of 322,000sf with all necessary parking, utility and street lighting infrastructure.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Belton

Southtowne Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,347,773.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$4,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,347,773.00

Anticipated TOTAL Project Costs: \$23,347,773.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Y Highway Market Place TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Crossroads at Belton, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved:

12/14/2010

Plan Description:

To cure blight conditions identified in the Blight Study and construction of a shopping center of 132,700sf with all necessary parking, utility and street lighting infrastructure.

Plan/Project Status: Not specified in report

Area Type: Not specified in report

But for Determination:

Lack of development at the Project Site.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Belton

Y Highway Market Place TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,531,128.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,175,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,706,128.00

Anticipated TOTAL Project Costs: \$28,676,137.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Y-Belton Plaza

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Y Belton, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved:

9/25/2007

Plan Description:

To cure blighted conditions identified in the Blight Study and construction of a shopping center of 338,000sf with all necessary parking, utility and street lighting infrastructure with add'l improvements to Quick Trip Way off Hwy Y.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Belton

Y-Belton Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,862,922.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$14,337,078.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,200,000.00

Anticipated TOTAL Project Costs: \$63,196,592.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Berkeley

Berkeley Lumber Company Project

Contact Agency: Berkeley

Contact Phone: 314-264-2074

Developer(s): Grewe-Jenkins Design & Construction

Senate District: 14

House District: 80

Original Date Plan/Project Approved:

5/14/1990

Plan Description:

Construction of 4' wide sidewalks along Natural Bridge Road, one concrete entrance off Natural Bridge Road and an acceleration lane; install 8" sanitary sewer line, chain link fencing, business signage and retaining walls.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Eroding property tax base affected the city's ability to fund the public investment project without the use of TIF.

Number of New Jobs:

Projected: 260

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Berkeley

Berkeley Lumber Company Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$82,500.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$517,923.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$679,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$609,959.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$231,494.00

Other: \$30,000.00

Other: \$101,667.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$973,120.00

Anticipated TOTAL Project Costs: \$973,120.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 0

Blue Springs

7 Hwy & 40 Hwy TIF Redevelopment Plan Project A

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Blue Springs Developers, Inc. c/o R.H. Johnson Co.
Senate District: 8
House District: 55

Original Date Plan/Project Approved: 6/18/2007

Plan Description:

3 phases totaling 293,000sf consisting of an existing Hy-Vee Store, a former K-Mart and Wal-Mart to be redeveloped into new retail, restaurant and other commercial uses. The Hy-Vee Store will relocate to the renovated former K-Mart building.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Blue Springs

7 Hwy & 40 Hwy TIF Redevelopment Plan Project A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$445,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,411,500.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,907,000.00

Anticipated TOTAL Project Costs: \$1,907,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

7 Hwy & 40 Hwy TIF Redevelopment Plan Project B

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): The R.H. Johnson Company
Senate District: 8
House District: 55

Original Date Plan/Project Approved:

6/18/2007

Plan Description:

3 phases totaling 293,000sf consisting of an existing Hy-Vee Store, a former K-Mart and Wal-Mart to be redeveloped into new retail, restaurant and other commercial uses. The Hy-Vee Store will relocate to the renovated former K-Mart building.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 111

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Blue Springs

7 Hwy & 40 Hwy TIF Redevelopment Plan Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$145,195.51 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$368,876.42 Amount on Hand: \$93,527.27

Economic Activity Taxes:

Total received since inception: \$203,650.01 Amount on Hand: \$51,662.07

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$591,800.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,493,000.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,134,800.00

Anticipated TOTAL Project Costs: \$2,134,800.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

7 Hwy & 40 Hwy TIF Redevelopment Plan Project C

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Hy-Vee, Inc.

Senate District: 8

House District: 55

Original Date Plan/Project Approved:

6/18/2007

Plan Description:

3 phases totaling 293,000sf consisting of an existing Hy-Vee Store, a former K-Mart and Wal-Mart to be redeveloped into new retail, restaurant and other commercial uses. The Hy-Vee Store will relocate to the renovated former K-Mart building.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 425

Actual to Date: 425

Blue Springs

7 Hwy & 40 Hwy TIF Redevelopment Plan Project C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$136,800.12 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$136,800.12 Amount on Hand: \$136,800.12

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,760,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,840,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,600,000.00

Anticipated TOTAL Project Costs: \$3,600,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Adams Farm TIF Plan Projects A, B & C

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Blue Springs Development Three, Inc. c/o RED, LLC

Senate District: 8

House District: 55

Original Date Plan/Project Approved:

2/20/2007

Plan Description:

3 Project Areas totaling 635,345sf retail and restaurant spaces. Includes two anchor retail stores, numerous mid-sized retail stores, fast food restaurants on pad sites and full-service restaurant facilities.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 1579

Actual to Date:

686

Number of Retained Jobs:

Projected: 14

Actual to Date:

14

Blue Springs

Adams Farm TIF Plan Projects A, B & C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,940,128.31 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,268,821.79 Amount on Hand: \$614,559.35

Economic Activity Taxes:

Total received since inception: \$2,830,617.85 Amount on Hand: \$1,322,930.47

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,108,575.00

Property Acquisition and Relocation Costs: \$1,383,933.00

Project Implementation Costs: \$0.00

Other: \$2,515,840.00

Other: \$3,031,129.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,039,477.00

Anticipated TOTAL Project Costs: \$28,039,477.00

Financing Method: Other (Special Obligation) Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Copperleaf Village TIF Plan

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Copperleaf Village, LLC
Senate District: 8
House District: 54

Original Date Plan/Project Approved:

8/29/2005

Plan Description:

Renovation, rehabilitation and modernization of an older-design strip center to enhance its viability and tax generating capabilities.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date:

6

Number of Retained Jobs:

Projected: 61

Actual to Date:

61

Blue Springs

Copperleaf Village TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$44,712.07 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$198,712.44 Amount on Hand: \$25,543.65

Economic Activity Taxes:

Total received since inception: \$34,692.43 Amount on Hand: \$10,624.92

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$836,177.00

Property Acquisition and Relocation Costs: \$794,195.00

Project Implementation Costs: \$69,696.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,068.00

Anticipated TOTAL Project Costs: \$1,700,068.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Blue Springs

Fall Creek TIF Plan

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Top Star, LLC

Senate District: 8

House District: 55

Original Date Plan/Project Approved:

4/15/1996

Plan Description:

Project Area 1 consists of 202,000sf retail in multiple buildings and parking for 1,500 vehicles, Project Area 2 consists of construction of an up-scale residential community of 150 units. Related public infrastructure included.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 200

Actual to Date:

146

Number of Retained Jobs:

Projected: 6

Actual to Date:

6

Blue Springs

Fall Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$410,624.14 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,836,807.48 Amount on Hand: \$260,813.47

Economic Activity Taxes:

Total received since inception: \$2,398,113.87 Amount on Hand: \$106,718.16

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,015,000.00

Property Acquisition and Relocation Costs: \$400,000.00

Project Implementation Costs: \$485,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,900,000.00

Anticipated TOTAL Project Costs: \$3,900,000.00

Financing Method: Other Bonds (CID Bonds)

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Blue Springs

Woods Chapel TIF Plan, Project 1

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): I-70 Partners, LLC
Senate District: 8
House District: 54

Original Date Plan/Project Approved:

7/7/2008

Plan Description:

Three separate Project Areas to consist of 154,000sf retail space and pad sites including fast food and full service restaurants, grocery store and a branch banking facility.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Blue Springs

Woods Chapel TIF Plan, Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$41,907.13 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$83,452.50 Amount on Hand: \$41,854.85

Economic Activity Taxes:

Total received since inception: \$134.74 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,318,264.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$591,800.00

Other: \$927,109.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,837,173.00

Anticipated TOTAL Project Costs: \$5,837,173.00

Financing Method: Other Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Woods Chapel TIF Plan, Project 2

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): I-70 Partners, LLC
Senate District: 8
House District: 54

Original Date Plan/Project Approved:

7/7/2008

Plan Description:

Three separate Project Areas to consist of 154,000sf retail space and pad sites including fast food and full service restaurants, grocery store and a branch banking facility.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Blue Springs

Woods Chapel TIF Plan, Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,486,713.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$22,244.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,508,957.00

Anticipated TOTAL Project Costs: \$1,508,957.00

Financing Method: Other Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Woods Chapel TIF Plan, Project 3

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): I-70 Partners, LLC
Senate District: 8
House District: 54

Original Date Plan/Project Approved:

7/7/2008

Plan Description:

Three separate Project Areas to consist of 154,000sf retail space and pad sites including fast food and full service restaurants, grocery store and a branch banking facility.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Blue Springs

Woods Chapel TIF Plan, Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$137,988.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,254.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$146,242.00

Anticipated TOTAL Project Costs: \$146,242.00

Financing Method: Other Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bonne Terre

Highway 47/67 TIF District

Contact Agency: Bonne Terre
Contact Phone: 573-358-2254
Developer(s): The Orchard, L.C.
Senate District: 20
House District: 107

Original Date Plan/Project Approved:

7/14/1998

Plan Description:

Extensions and improvements to water, sewer & stormwater infrastructure, streets, curbs & gutters, environmental clean up and property acquisition in Area 1 which property was used to purchase and develop a small business incubator site.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 500

Actual to Date:

207

Number of Retained Jobs:

Projected: 200

Actual to Date:

200

Bonne Terre

Highway 47/67 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,934.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$525,015.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$550,760.00 Amount on Hand: \$22,934.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,122,246.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$1,425,000.00

Other: \$522,754.00

Other: \$400,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,510,000.00

Anticipated TOTAL Project Costs: \$41,893,792.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Branson

Branson Hills Redevelopment Project

Contact Agency: Branson

Contact Phone: 417-337-8538

Developer(s): Ozark Diversified Development Company

Senate District: 29

House District: 141

Original Date Plan/Project Approved:

7/12/2004

Plan Description:

Construction of approximately 290,000sf space for various national big box retail stores in Phase I; construction of 606,825sf shopping center for additional national big box and junior anchor stores and 8 outparcels in Phases II & III.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass/y and/or relo costs.

Number of New Jobs:

Projected: 750

Actual to Date: 1199

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Branson

Branson Hills Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,863,966.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$14,684,091.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,865,799.00

Property Acquisition and Relocation Costs: \$19,234,509.00

Project Implementation Costs: \$3,899,692.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$48,000,000.00

Anticipated TOTAL Project Costs: \$119,495,634.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Branson

Branson Landing Redevelopment Project

Contact Agency: Branson

Contact Phone: 417-337-8538

Developer(s): HCW Development Company, LLC

Senate District: 29

House District: 141

Original Date Plan/Project Approved:

1/17/2003

Plan Description:

Public improvements include construction of 220,000sf convention center, new town square and themed boardwalk along Lake Taneycomo, parking, street, utilities and bridge improvements to compliment private development of 450,000sf retail, hotels & condos.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development, required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date:

1772

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Branson

Branson Landing Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$7,616,266.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$34,864,405.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$36,974,980.00

Property Acquisition and Relocation Costs: \$39,019,548.00

Project Implementation Costs: \$0.00

Other: \$55,345,520.00

Other: \$17,100,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$148,440,048.00

Anticipated TOTAL Project Costs: \$148,440,048.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Branson

Branson Meadows TIF 1995

Contact Agency: Branson

Contact Phone: 417-337-8538

Developer(s): Marvin & Ivoree Motley

Senate District: 29

House District: 141

Original Date Plan/Project Approved:

8/28/1995

Plan Description:

Cure blighting conditions identified by making provision for adequate street layout, utilities and other site improvements. Encourage orderly development, private investment and eliminate traffic problems.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 500

Number of Retained Jobs:

Projected: 445

Actual to Date: 445

Branson

Branson Meadows TIF 1995

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,682,330.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,200,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$4,664,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,844,000.00

Anticipated TOTAL Project Costs: \$11,844,000.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 2

Brentwood

Brentwood Pointe Redv Plan (Eager Rd) TIF

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): Dierberg's Brentwood, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved:

6/17/1996

Plan Description:

New construction of 900,000sf retail, office, entertainment and residential apartment developments.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 389

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Brentwood

Brentwood Pointe Redv Plan (Eager Rd) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$175,099.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$2,253,875.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,687,358.00 Amount on Hand: \$175,099.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,600,000.00

Property Acquisition and Relocation Costs: \$14,600,000.00

Project Implementation Costs: \$1,300,000.00

Other: \$3,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,000,000.00

Anticipated TOTAL Project Costs: \$170,270,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 3

Brentwood

Hanley Station (Hanley/Strassner) TIF Plan

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): MLP Hanley Station, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved:

4/7/2003

Plan Description:

Redevelopment of the Area to accommodate a mixed use project incorporating residential and retail spaces to include condominiums, retail, hotel and parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 83

Actual to Date:

0

Brentwood

Hanley Station (Hanley/Strassner) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$95,189.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$720,811.00 Amount on Hand: \$42,215.00

Economic Activity Taxes:

Total received since inception: \$207,981.00 Amount on Hand: \$52,974.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,400,000.00

Property Acquisition and Relocation Costs: \$350,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,250,000.00

Anticipated TOTAL Project Costs: \$46,340,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Brentwood

Kenilworth Redevelopment Area (Brentwood Square)

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): Pace-Zelman Development, LLC

Senate District: 15

House District: 87

Original Date Plan/Project Approved:

5/17/1999

Plan Description:

Acquisition and demolition of residential and commercial structures for redevelopment of retail uses. Benefits include Roadway and parking improvements.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 640

Actual to Date: 722

Number of Retained Jobs:

Projected: 50

Actual to Date: 50

Brentwood

Kenilworth Redevelopment Area (Brentwood Square)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$426,646.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$2,418,765.00 Amount on Hand: \$7,754.00

Economic Activity Taxes:

Total received since inception: \$12,033,168.00 Amount on Hand: \$418,892.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,900,000.00

Property Acquisition and Relocation Costs: \$5,400,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,400,000.00

Anticipated TOTAL Project Costs: \$82,812,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 3

Brentwood

Meridian Project (Hanley-Eager TIF Redevelopment)

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): Eager Road Associates, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved:

12/18/2000

Plan Description:

Mixed-use redevelopment project of retail and office space including structured and surface parking improvements.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 860

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Brentwood

Meridian Project (Hanley-Eager TIF Redevelopment)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$3,658,549.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$4,521,223.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,600,000.00

Property Acquisition and Relocation Costs: \$10,000,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,600,000.00

Anticipated TOTAL Project Costs: \$133,683,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Bridgeton

Hilltop Plaza Redevelopment Area

Contact Agency: Bridgeton
Contact Phone: 314-739-7500
Developer(s): THF Rock Road Development
Senate District: 7; 14
House District: 76; 78

Original Date Plan/Project Approved: 12/5/2007

Plan Description:

The Development Plan, supported by TIF is intended to create a process and funding to encourage redevelopment in the area, elimination of blighting conditions, inadequate infrastructure and new job creation.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	400	Actual to Date:	400
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Number of Retained Jobs:

Projected:	400	Actual to Date:	400
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Bridgeton

Hilltop Plaza Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$105,496.79 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,205,769.58 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$34,500,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 16

Bridgeton

Wellston Heights Redevelopment Area

Contact Agency: Bridgeton

Contact Phone: 314-739-7500

Developer(s): Home Depot

Senate District: 7; 14

House District: 76; 78

Original Date Plan/Project Approved:

10/5/1997

Plan Description:

New construction of a 130,000sf Home Depot store with an additional 83,000sf retail space. Project eliminates social liability concerns, blighting conditions, enhances tax base of the city and other taxing districts and provides new jobs.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs

Number of New Jobs:

Projected: 300

Actual to Date:

300

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Bridgeton

Wellston Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,849,418.39 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,482,069.93 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$37,000,000.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 1

Cameron

Crossroads Development Plan

Contact Agency: Cameron

Contact Phone: 816-632-2177

Developer(s): Various

Senate District:

House District:

Original Date Plan/Project Approved:

Plan Description:

Redevelopment and new construction of various retail, commercial and institutional enterprises with all necessary and pertinent public infrastructure necessary to promote development.

Plan/Project Status: Not stated

Area Type: Not specified in report

But for Determination:

Not provided in report

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Crossroads Development Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$575,594.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,454,444.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,150,000.00

Anticipated TOTAL Project Costs: \$2,150,000.00

Financing Method: TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

Carrollton

NE Hwy 65 & Municipal Dr. Phases 1 & 2

Contact Agency: Carrollton

Contact Phone: 660-542-1414

Developer(s): Aashay Enterprises & Agro International

Senate District: 12

House District: 7

Original Date Plan/Project Approved:

11/6/1997

Plan Description:

New development of businesses including a Conoco/Sinclair service station and Smartmart convenience store, Super 8 Motel and a Pizza Hut Restaurant.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required property ass'y and/or relo cost

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Carrollton

NE Hwy 65 & Municipal Dr. Phases 1 & 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,873.34 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: Amount on Hand:

Economic Activity Taxes:

Total received since inception: Amount on Hand:

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Charleston

I-57 Redevelopment Plan

Contact Agency: Charleston
Contact Phone: 573-683-3325
Developer(s): City infrastructure projects
Senate District: 27
House District: 161

Original Date Plan/Project Approved: 4/13/2004

Plan Description:

Facilitate new development in the area, construct necessary improvements, public & private within the area, assist in relocation of business and residents.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	95	Actual to Date:	61
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Charleston

I-57 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$33,691.69 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$598,533.21 Amount on Hand: \$33,691.69

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Columbia

Regency Hotel Redevelopment Plan & Project TIF

Contact Agency: Columbia

Contact Phone: 573-874-7333

Developer(s): Broadway Lodging, LLC

Senate District: 19

House District: 25

Original Date Plan/Project Approved:

2/21/2011

Plan Description:

Comprehensive redevelopment of the property to include an upscale hotel and associated restaurant, lounge and meeting space.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 39

Actual to Date: 0

Number of Retained Jobs:

Projected: 23

Actual to Date: 23

Regency Hotel Redevelopment Plan & Project TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,750,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$450,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$17,500,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Columbia

Tiger Hotel Redevelopment TIF

Contact Agency: Columbia

Contact Phone: 573-874-7333

Developer(s): Columbia Hotel Investments, Inc.

Senate District: 19

House District: 25

Original Date Plan/Project Approved:

7/20/2009

Plan Description:

Redevelopment of the former hotel from its current use as retirement apartments into a newly renovated boutique-style historic lodging facility.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 33

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Columbia

Tiger Hotel Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,765.21 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,765.21 Amount on Hand: \$7,765.21

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$235,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$1,350,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,785,000.00

Anticipated TOTAL Project Costs: \$8,925,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Country Club Hills

Lucas-Hunt/Chandler Redevelopment Project Area

Contact Agency: Country Club Hills

Contact Phone: 314-261-0845

Developer(s): City infrastructure projects

Senate District: 14

House District: 70

Original Date Plan/Project Approved:

3/8/2006

Plan Description:

Alleviate blighting conditions in the area; improvements to infrastructure necessary to encourage commercial and residential redevelopment in the Area. Assist in any relocation costs of businesses or residents necessary for development projects.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected:

0

Actual to Date:

40

Number of Retained Jobs:

Projected:

0

Actual to Date:

0

Country Club Hills

Lucas-Hunt/Chandler Redevelopment Project Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,620.71 As of: 8/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$86,020.80 Amount on Hand: \$5,207.51

Economic Activity Taxes:

Total received since inception: \$56,997.62 Amount on Hand: \$15,413.26

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs:

Project Implementation Costs:

Other:

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Crestwood

Watson Plaza

Contact Agency: Crestwood

Contact Phone: 314-729-4773

Developer(s): G.J. Grewe

Senate District: 1

House District: 94; 95

Original Date Plan/Project Approved:

8/24/2004

Plan Description:

Renovation of the existing shopping center (parking lot, landscaping, building façade) and buyout of former Service Merchandise Building. Demolition of former Tippin's Restaurant and construction of a free-standing Walgreen Drug Store.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 117

Actual to Date: 117

Crestwood

Watson Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,883,656.34 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$300,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$250,000.00

Other: \$450,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$2,350,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Creve Coeur

City Place III/IV Redevelopment Project

Contact Agency: Creve Coeur
Contact Phone: 314-872-2519
Developer(s): The Koman Group
Senate District: 24
House District: 82

Original Date Plan/Project Approved:

9/22/1997

Plan Description:

New construction of a high-rise office building complex. TIF was used to fund necessary improvements to site infrastructure and surrounding adjacent areas.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 25

Actual to Date:

280

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Creve Coeur

City Place III/IV Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,181,766.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$523,765.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,600,880.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$102,445.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,703,327.00

Anticipated TOTAL Project Costs: \$32,200,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0

Des Peres

Manchester/Ballas Redevelopment Project

Contact Agency: Des Peres

Contact Phone: 314-835-6113

Developer(s): Westfield of America, LLC (currently owned by CBL)

Senate District: 24

House District: 94

Original Date Plan/Project Approved:

12/18/1997

Plan Description:

Demolition of obsolete 500,000sf 1-anchor shopping mall and new construction of a 1.2 million sf 4-anchor regional mall.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Des Peres

Manchester/Ballas Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,960,897.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$20,749,627.00 Amount on Hand: \$188,729.45

Economic Activity Taxes:

Total received since inception: \$31,440,356.00 Amount on Hand: \$1,772,168.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$300,000,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Desloge

Hwy 67 TIF District

Contact Agency: Desloge

Contact Phone: 573-431-3700

Developer(s): City infrastructure projects

Senate District: 20

House District: 107

Original Date Plan/Project Approved:

4/28/1997

Plan Description:

To provide funding support for construction of an outer road along US Hwy 67 to carry MO-8 Hwy to an underpass bridge to eliminate the at-grade crossing of the two highways.

Plan/Project Status: Under construction

Area Type: Not specified in report

But for Determination:

The Project required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 20

Actual to Date:

20

Number of Retained Jobs:

Projected: 190

Actual to Date:

190

Desloge

Hwy 67 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$807,183.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,219,717.00 Amount on Hand: \$602.00

Economic Activity Taxes:

Total received since inception: \$8,616,266.00 Amount on Hand: \$126,827.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,448,558.00

Property Acquisition and Relocation Costs: \$692,640.00

Project Implementation Costs: \$1,017,618.00

Other: \$1,490,008.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,648,824.00

Anticipated TOTAL Project Costs: \$11,648,824.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Ellisville

SW Clarkson & Manchester Redevelopment Area

Contact Agency: Ellisville

Contact Phone: 636-227-9660

Developer(s): Sansone Development Company, Inc.

Senate District: 15

House District: 101

Original Date Plan/Project Approved:

5/1/2012

Plan Description:

Property acquisition, clearance of existing structures, construction of public infrastructure improvements and construction of a 150,000sf Wal-Mart Supercenter.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 225

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Ellisville

SW Clarkson & Manchester Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,500,000.00

Property Acquisition and Relocation Costs: \$4,300,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,800,000.00

Anticipated TOTAL Project Costs: \$10,800,000.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Ellsinore

Ellsinore TIF District

Contact Agency: Ellsinore

Contact Phone: 573-322-5333

Developer(s): Kearbey Enterprises, LLC

Senate District: 3

House District: 153

Original Date Plan/Project Approved:

9/11/2012

Plan Description:

Redevelopment of an old lumber yard into a home improvement store and a general merchandise store. Demolition of unsafe buildings and public improvements in RPA-1. RPA-2 extends utilities and other infrastructure for retail development on Hwy 60.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

20

Actual to Date:

0

Number of Retained Jobs:

Projected:

6

Actual to Date:

0

Ellsinore

Ellsinore TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$905,000.00

Property Acquisition and Relocation Costs: \$150,000.00

Project Implementation Costs: \$150,000.00

Other: \$180,750.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,385,750.00

Anticipated TOTAL Project Costs: \$3,404,750.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Eureka

Eureka S. I-44 Redevelopment Area, 2005

Contact Agency: Eureka

Contact Phone: 636-938-5233

Developer(s): GS-RE Holding II, LLC

Senate District: 26

House District: 89

Original Date Plan/Project Approved:

8/16/2005

Plan Description:

Retail and housing development.

Plan/Project Status: Seeking developer

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 300

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Eureka

Eureka S. I-44 Redevelopment Area, 2005

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,115.17 As of: 8/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,001,777.86 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,679.02 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,500,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,000,000.00

Anticipated TOTAL Project Costs: \$534,230,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Fenton

Dierberg's Fenton Crossing Project

Contact Agency: Fenton

Contact Phone: 636-717-3906

Developer(s): Sansone Group

Senate District: 15

House District: 95

Original Date Plan/Project Approved:

10/19/1998

Plan Description:

Redevelopment of the area for construction of a retail shopping center.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 100

Actual to Date:

100

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Fenton

Dierberg's Fenton Crossing Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$3,628,006.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,514,117.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,310,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,460,000.00

Anticipated TOTAL Project Costs: \$25,450,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Fenton

Gravois Bluffs Redevelopment Project

Contact Agency: Fenton

Contact Phone: 636-717-3906

Developer(s): G J Grewe, Inc.

Senate District: 15

House District: 95

Original Date Plan/Project Approved:

10/19/1998

Plan Description:

Construction of a retail shopping center, entertainment facilities and office spaces with all necessary improvements to supporting infrastructure including road improvements that have relieved traffic stress on the Hwys 30 and 141 interchange.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 2050

Actual to Date:

2500

Number of Retained Jobs:

Projected: 300

Actual to Date:

300

Gravois Bluffs Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$27,469,487.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$46,933,730.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,900,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$275,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,275,000.00

Anticipated TOTAL Project Costs: \$164,700,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Ferguson

Downtown Redevelopment Plan

Contact Agency: Ferguson

Contact Phone: 314-524-5189

Developer(s): A lead developer not yet selected

Senate District: 13; 14

House District: 70; 80

Original Date Plan/Project Approved:

9/10/2002

Plan Description:

TIF is being used to encourage multiple developments and activities over the life of the Plan. A lead developer has not yet been selected for major projects. Smaller projects are expected to be undertaken by individual property owners.

Plan/Project Status: Seeking developer

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs make projects financially unfeasible in the market, require significant public infrastructure investment to construct adequate capacity to support development and requires parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 33

Number of Retained Jobs:

Projected: 895

Actual to Date: 895

Ferguson

Downtown Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,001,205.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,086,914.00 Amount on Hand: \$586,852.00

Economic Activity Taxes:

Total received since inception: \$1,473,398.00 Amount on Hand: \$414,352.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$5,500,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$1,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,500,000.00

Anticipated TOTAL Project Costs: \$32,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ferguson

Hall's Ferry/I-270 Redevelopment Plan

Contact Agency: Ferguson

Contact Phone: 314-524-5189

Developer(s): Crossing at Hall's Ferry, LLC

Senate District: 14

House District: 75

Original Date Plan/Project Approved:

7/15/1997

Plan Description:

Redevelopment of 27.4ac blighted land zoned C-1 (General Commercial) into a large-scale, planned retail center of 275,000sf with Home Depot and Shop-N-Save as anchor stores. Necessary improvements to supporting infrastructure will also be made.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date:

18

Number of Retained Jobs:

Projected: 438

Actual to Date:

438

Ferguson

Hall's Ferry/I-270 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$929,418.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,593,325.00 Amount on Hand: \$369,087.00

Economic Activity Taxes:

Total received since inception: \$6,973,387.00 Amount on Hand: \$560,331.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,904,000.00

Property Acquisition and Relocation Costs: \$2,838,000.00

Project Implementation Costs: \$540,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,282,000.00

Anticipated TOTAL Project Costs: \$26,048,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21

Florissant

Cross Keys Redevelopment Project

Contact Agency: Florissant

Contact Phone: 314-921-5700

Developer(s): Sansone Cross Keys, LLC

Senate District: 13

House District: 75

Original Date Plan/Project Approved:

10/31/2001

Plan Description:

Facilitates redevelopment of the area for quality retail development comprised of commercial uses. To further provide for new jobs and generate new revenues for the affected taxing districts.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extrarodinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Florissant

Cross Keys Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$216,700.52 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$2,862,656.89 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,193,578.08 Amount on Hand: \$216,700.52

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Industrial Revenue Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Fulton

2nd Amended; Restated Atkinson Rd. TIF Plan

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): Dollar General Corporation

Senate District: 16

House District: 20

Original Date Plan/Project Approved:

7/14/1998

Plan Description:

New construction of a 1,200,000sf warehouse and distribution center for Dollar General Corporation.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual & extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 300

Actual to Date:

650

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Fulton

2nd Amended; Restated Atkinson Rd. TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$565,004.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$6,538,985.00 Amount on Hand: \$559,881.00

Economic Activity Taxes:

Total received since inception: \$179,176.00 Amount on Hand: \$5,123.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,954,340.00

Property Acquisition and Relocation Costs: \$1,125,800.00

Project Implementation Costs: \$257,590.00

Other: \$25,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,362,730.00

Anticipated TOTAL Project Costs: \$4,362,730.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Fulton

2nd Amended; Restated Pub. Imp. TIF Plan

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): Fulton 54 Transportation Development Corp.

Senate District: 16

House District: 20

Original Date Plan/Project Approved:

12/30/1996

Plan Description:

Construction of an interchange at US 54 and State Rt. HH, a connecting road to William Woods Road, outer roadways along portions of Hwy 54 with limited access. Elimination of the Westminster Ave at-grade US 54 crossing and other public improvements.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Unusual & extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 250

Actual to Date:

816

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Fulton

2nd Amended; Restated Pub. Imp. TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$280,450.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$2,740,277.00 Amount on Hand: \$280,450.00

Economic Activity Taxes:

Total received since inception: \$361,070.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$107,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$235,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$342,000.00

Anticipated TOTAL Project Costs: \$342,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Fulton

Fulton Commons Redevelopment Project

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): L G & D

Senate District: 16

House District: 20

Original Date Plan/Project Approved:

11/18/2003

Plan Description:

New construction of mostly retail & entertainment facilities including a home improvement center, bowling alley, theater, grocery store, etc.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual & extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 45

Actual to Date: 175

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Fulton

Fulton Commons Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,410.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$494,006.00 Amount on Hand: \$18,000.00

Economic Activity Taxes:

Total received since inception: \$451,678.00 Amount on Hand: \$11,410.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$2,024,000.00

Project Implementation Costs: \$1,558,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,082,689.00

Anticipated TOTAL Project Costs: \$7,082,689.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grain Valley

Grain Valley Marketplace TIF

Contact Agency: Grain Valley

Contact Phone: 816-847-6214

Developer(s): Various

Senate District: 8

House District: 55

Original Date Plan/Project Approved:

9/27/2010

Plan Description:

New development of a mixed-use project including a movie theater, fast food and full-service restaurant facilities, in-line retail center and pad sites totaling 175,000sf. TIF includes all necessary parking, utilities and other infrastructure improvement

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 185

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Grain Valley

Grain Valley Marketplace TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,240,135.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$543,545.00

Other: \$3,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,283,680.00

Anticipated TOTAL Project Costs: \$30,516,706.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Grain Valley

Mall at Sni-A-Bar TIF Plan

Contact Agency: Grain Valley

Contact Phone: 816-847-6214

Developer(s): Ward Development & Investments Co.

Senate District: 8

House District: 55

Original Date Plan/Project Approved:

6/10/2002

Plan Description:

Development of mixed-use project including a grocery, in-line retail center and pad sites totaling about 145,000sf retail and office space plus 32 residential units, parking and necessary infrastructure.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 148

Actual to Date:

152

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Grain Valley

Mall at Sni-A-Bar TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,524,822.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,054,462.63 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,502,043.00

Property Acquisition and Relocation Costs: \$1,150,000.00

Project Implementation Costs: \$648,948.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,058,497.00

Anticipated TOTAL Project Costs: \$10,176,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grandview

Botts Road Industrial Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): Various

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

3/10/2004

Plan Description:

TIF is being used to help fund construction of public infrastructure, utilities, roadway improvements along Botts Road to encourage existing and future planned commercial and industrial development along the corridor.

Plan/Project Status: Operational; Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected: 200

Actual to Date:

150

Number of Retained Jobs:

Projected:

Actual to Date:

Grandview

Botts Road Industrial Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$33,198.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$800,158.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,513,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,631,700.00

Anticipated TOTAL Project Costs: \$5,513,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Grandview

Downtown Grandview

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): Various

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

7/23/2002

Plan Description:

Construction of improvements to public infrastructure including parking, building preservation and renovation, development of vacant sites, building façade and other 'downtown themed' projects to encourage private development in the area.

Plan/Project Status: Operational & Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected: 150

Actual to Date:

50

Number of Retained Jobs:

Projected:

Actual to Date:

Grandview

Downtown Grandview

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,709.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$110,193.00 Amount on Hand: \$16,519.00

Economic Activity Taxes:

Total received since inception: \$134,051.00 Amount on Hand: \$20,190.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$250,000.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$700,000.00

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method: Pay-as-you-go; CDBG

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Grandview

Gateway Commons Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4804 /
Developer(s): Gateway Plaza, LLC
Senate District: 10
House District: 45

Original Date Plan/Project Approved: 9/23/2003

Plan Description:

New construction of 260,000sf retail and restaurant spaces including a Harley-Davidson Dealership, pad sites and an in-line retail shopping center.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected:	400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

Gateway Commons Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$103,846.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,723,435.00 Amount on Hand: \$65,423.00

Economic Activity Taxes:

Total received since inception: \$959,816.00 Amount on Hand: \$38,423.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,526,350.00

Anticipated TOTAL Project Costs: \$48,000,000.00

Financing Method: Pay-as-you-go; TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Grandview

Grandview Crossing Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): 75th Street, LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

10/11/2005

Plan Description:

New construction of approximately 197,500sf retail, specialty retail, restaurant and other commercial facilities, redevelopment of the former 70,000sf K-Mart building into a Red-X grocery store, street improvements.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Grandview

Grandview Crossing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,308.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$245,288.00 Amount on Hand: \$959.00

Economic Activity Taxes:

Total received since inception: \$599,455.00 Amount on Hand: \$2,349.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,903,129.00

Anticipated TOTAL Project Costs: \$62,033,263.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Grandview

Jordan's Keep Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): Affinity Development, Inc.

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

4/26/2005

Plan Description:

New construction of a senior housing community consisting of 74 single-family villas, 37 attached patio-type rental units. Developer initially funds 100% project costs to be reimbursed 80% by TIF revenues

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Grandview

Jordan's Keep Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,917.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$82,785.00 Amount on Hand: \$14,917.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$955,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$955,700.00

Anticipated TOTAL Project Costs: \$11,902,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 11

Grandview

North Economic Development Area

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): Various

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

3/27/1990

Plan Description:

TIF is being used to fund some of the costs of constructing needed collector and primary arterial streets and infrastructure in the area and facilitating redevelopment of the adjoining Truman Corners Shopping Center

Plan/Project Status: Fully operational, District dissolved

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected: 0

Actual to Date: 300

Number of Retained Jobs:

Projected: 160

Actual to Date: 160

Grandview

North Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,873,693.00 Amount on Hand: \$10,644.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$495,672.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$252,135.00

Other: \$2,850,000.00

Other: \$8,810,910.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,408,045.00

Anticipated TOTAL Project Costs: \$13,732,580.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Grandview

Northwest Economic Development Area

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): Various

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

9/12/1989

Plan Description:

TIF is being used to fund some of the costs of constructing needed collector and primary arterial streets in the area, including reconstruction of the west end of Dr. Greaves Road, extension of Cartwright Ave and other related projects.

Plan/Project Status: Fully operational, District Dissolved

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected:	0	Actual to Date:	175
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Number of Retained Jobs:

Projected:	10	Actual to Date:	10
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Grandview

Northwest Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$169,964.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,241,474.00 Amount on Hand: \$169,964.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$862,048.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$862,048.00

Anticipated TOTAL Project Costs: \$9,562,048.00

Financing Method: Pay-as-you-go; CDBG

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Grandview

Patel Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4804 /
Developer(s): Balaji Development Corporation
Senate District: 10
House District: 45

Original Date Plan/Project Approved:

6/28/2005

Plan Description:

New construction of a 70-room 3-story hotel facility and preparation of adjacent sites for a similar hotel structure and between the two hotels, a pad site for an 8,000sf full-service restaurant.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected: 64

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Grandview

Patel Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$42.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$235,663.00 Amount on Hand: \$42.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$799,492.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$373,131.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,172,623.00

Anticipated TOTAL Project Costs: \$9,862,378.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 9

Grandview

Sams Wholesale Club TIF Plan

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): Wal-Mart, Inc.

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

4/13/1993

Plan Description:

New construction of a Sam's Club wholesale warehouse store. Site preparation was needed to entice Sam's Club to locate in the area which included demolition of an existing building, relocation of the storm waterway and restoration of a parking lot.

Plan/Project Status: Fully operational, District Dissolved

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected: 180

Actual to Date:

100

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Grandview

Sams Wholesale Club TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,227,308.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,885,138.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$334,813.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$120,000.00

Other: \$2,618,363.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,073,176.00

Anticipated TOTAL Project Costs: \$13,054,813.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 0

Grandview

Southwest Economic Development Area

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): Various

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

1/10/1989

Plan Description:

TIF is being used to fund some of the costs of constructing needed collector and primary arterial streets in the area, demolition of the Canterbury Apartments and other nearby apartments to clear land for street extensions.

Plan/Project Status: Fully operational, District Dissolved

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected: 0

Actual to Date: 900

Number of Retained Jobs:

Projected: 100

Actual to Date: 100

Grandview

Southwest Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,000,905.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,952,843.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,952,843.00

Anticipated TOTAL Project Costs: \$27,693,030.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Grandview

Sunrise Farms Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4804 /
Developer(s): Rausch Coleman Gray, LLC
Senate District: 10
House District: 46

Original Date Plan/Project Approved:

6/23/2009

Plan Description:

New construction in multiple phases of retail, specialty retail, dining and/or other commercial facilities and related infrastructure improvements needed to support development in the Area.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Grandview

Sunrise Farms Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,984,524.00

Anticipated TOTAL Project Costs: \$68,406,671.00

Financing Method: Pay-as-you-go; CID

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 11

Grandview

Truman Corners SC Revitalization TIF Plan

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): State Street Bank & Trust Company of Missouri, NA

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

12/22/1997

Plan Description:

Redevelopment of the 1950's-era shopping center to reduce tenant vacancy rate, increase tax generation. Projects included expansion of a Price Chopper grocery store and renovation of multiple spaces for new tenants.

Plan/Project Status: Fully operational, District Dissolved

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected:

0

Actual to Date:

175

Number of Retained Jobs:

Projected:

165

Actual to Date:

165

Grandview

Truman Corners SC Revitalization TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$503,753.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,012,461.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,715,695.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$305,215.00

Other: \$2,850,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,870,910.00

Anticipated TOTAL Project Costs: \$11,870,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Grandview

Truman's Landing Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4804 /
Developer(s): RED Consolidated Holdings, LLC
Senate District: 7
House District: 37

Original Date Plan/Project Approved: 2/7/2012

Plan Description:

Development of remaining parcels in the Project Area totaling 544,000sf grocery, big box retail, junior anchor and other retail, commercial and other leasable space to create a destination retail center.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Grandview

Truman's Landing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$23,275,566.00

Property Acquisition and Relocation Costs: \$13,025,491.00

Project Implementation Costs: \$4,756,796.00

Other: \$287,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$41,345,353.00

Anticipated TOTAL Project Costs: \$91,331,126.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grandview

West Blue Ridge Development Project

Contact Agency: Grandview

Contact Phone: 816-316-4804 /

Developer(s): H.T. Paul Co & McDonald's Corporation

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

8/14/2001

Plan Description:

Construction of improvements to public infrastructure to encourage private redevelopment including electronic signalization at intersections in the area, site prep for new building construction.

Plan/Project Status: Fully operational, District dissolved

Area Type: Blight; Conservation; Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected: 100

Actual to Date:

20

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Grandview

West Blue Ridge Development Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$408,082.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$401,448.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$877,000.00

Property Acquisition and Relocation Costs: \$410,000.00

Project Implementation Costs: \$50,000.00

Other: \$450,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,787,000.00

Anticipated TOTAL Project Costs: \$8,338,080.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0

Grandview

West Old US Hwy. 71 Access Road Area

Contact Agency: Grandview
Contact Phone: 816-316-4804 /
Developer(s): Beckner Development Corporation
Senate District: 10
House District: 45

Original Date Plan/Project Approved: 4/9/2002

Plan Description:

TIF is being used to fund site assembly and preparation costs, civil engineering and architectural fees, environmental testing, traffic control and other public infrastructure in the Project Area to stimulate private investment.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and may have required acquisition/relocation

Number of New Jobs:

Projected:	400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

West Old US Hwy. 71 Access Road Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,784.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$534,876.00 Amount on Hand: \$1,606.00

Economic Activity Taxes:

Total received since inception: \$53,416.00 Amount on Hand: \$178.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$6,825,841.00

Project Implementation Costs: \$3,241,848.00

Other: \$227,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,479,989.00

Anticipated TOTAL Project Costs: \$32,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 14

Greenwood

Bliss Land Development TIF Plan

Contact Agency: Greenwood
Contact Phone: 816-537-6969
Developer(s): Bliss Land Development Co, LLC
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 4/7/2003

Plan Description:

Mixed-use commercial and residential development to contain 130,000sf retail, 411 single-family homes. This TIF was dissolved by the Greenwood Board of Aldermen on December 8, 2011.

Plan/Project Status: District dissolved

Area Type: Blight

But for Determination:

The Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	357
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Greenwood

Bliss Land Development TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,500,816.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$850,000.00

Other: \$7,932,200.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,283,016.00

Anticipated TOTAL Project Costs: \$172,805,250.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Hannibal

Stardust-Munger-Diamond Redevelopment Project

Contact Agency: Hannibal

Contact Phone: 573-221-0111

Developer(s): The Marion County Development

Senate District: 18

House District: 6

Original Date Plan/Project Approved:

12/1/2001

Plan Description:

Development of a multi-function shopping center as an economic development tool for job creation and economic stimulation.

Plan/Project Status: Fully operational, closed out

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

0

Actual to Date:

0

Hannibal

Stardust-Munger-Diamond Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,561,162.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,518,881.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$187,606.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,950,000.00

Anticipated TOTAL Project Costs: \$9,500,000.00

Financing Method: TIF Bond; TDD Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Harrisonville

Harrisonville Marketplace

Contact Agency: Harrisonville
Contact Phone: 816-380-8922
Developer(s): Simmons Investments, Inc.
Senate District: 31
House District: 124
Original Date Plan/Project Approved:
Plan Description:
New development of 243,895sf for commercial/retail uses.

3/19/2007

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 259

Actual to Date:

162

Number of Retained Jobs:

Projected: 30

Actual to Date:

30

Harrisonville

Harrisonville Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$108,582.58 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$364,394.03 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$654,781.11 Amount on Hand: \$108,582.58

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,320,309.00

Property Acquisition and Relocation Costs: \$2,431,396.00

Project Implementation Costs: \$1,180,204.00

Other: \$1,173,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,104,909.00

Anticipated TOTAL Project Costs: \$47,043,434.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Harrisonville

Harrisonville Towne Center

Contact Agency: Harrisonville
Contact Phone: 816-380-8922
Developer(s): D.J. Christie, Inc.
Senate District: 31
House District: 124

Original Date Plan/Project Approved:

11/21/2005

Plan Description:

New construction of various commercial and retail uses in two phases. Phase 1 consists of a Sutherland's Home Improvement Center, a Comfort Inn Hotel and a Russell Stover outlet store with additional pad sites. Phase 2 has not yet been developed.

Plan/Project Status: Fully operational (Phase 1)

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 105

Actual to Date:

64

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Harrisonville

Harrisonville Towne Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$199,878.09 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$548,297.87 Amount on Hand: \$71,660.08

Economic Activity Taxes:

Total received since inception: \$1,275,174.48 Amount on Hand: \$128,218.01

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,466,800.00

Property Acquisition and Relocation Costs: \$2,075,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,541,800.00

Anticipated TOTAL Project Costs: \$22,134,800.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21

Hazelwood

Hazelwood Logistics Center TIF

Contact Agency: Hazelwood
Contact Phone: 314-513-5018
Developer(s): McEagle Development
Senate District: 14
House District: 76

Original Date Plan/Project Approved: 11/15/2006

Plan Description:

New development of an industrial park on formerly blighted land. The site has been mostly cleared and prepped and a 405,000sf spec building has been built.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	1000	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hazelwood

Hazelwood Logistics Center TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,500,000.00

Property Acquisition and Relocation Costs: \$5,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$43,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Hazelwood

Park 370/Missouri Bottom Road Redevelopment

Contact Agency: Hazelwood

Contact Phone: 314-513-5018

Developer(s): Tristar Business Communities

Senate District: 7

House District: 78

Original Date Plan/Project Approved:

12/16/1998

Plan Description:

Conversion of land in a former floodplain of the Missouri River into a light industrial park with access from MO-370 Hwy. The Project also included raising a small portion of land south of MO-370 in the city of Bridgeton.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The Project required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 3000

Actual to Date:

3034

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Hazelwood

Park 370/Missouri Bottom Road Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$303,896.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$39,635,910.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$25,697,941.00 Amount on Hand: \$251,104.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,779,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,029,000.00

Anticipated TOTAL Project Costs: \$163,894,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0

Herculaneum

I-55/McNutt Street TIF Redevelopment Plan

Contact Agency: Herculaneum
Contact Phone: 636-475-4447
Developer(s): Herculaneum Development, Inc.
Senate District: 22
House District: 103
Original Date Plan/Project Approved: 12/10/2007
Plan Description:
Construction of 312,000sf commercial space, 10 outlots and a 92-room hotel facility.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Herculaneum

I-55/McNutt Street TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,300,000.00

Property Acquisition and Relocation Costs: \$800,000.00

Project Implementation Costs: \$1,900,000.00

Other: \$3,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,000,000.00

Anticipated TOTAL Project Costs: \$103,681,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Hermann

Frene Creek TIF District

Contact Agency: Hermann

Contact Phone: 573-486-5432

Developer(s): City infrastructure projects

Senate District: 16

House District: 112

Original Date Plan/Project Approved:

6/24/1996

Plan Description:

Redevelopment of the area by construction of infrastructure improvements, streets, highway entrance, storm water drainage, retention and control, retaining walls, water/sewer and other utility improvements, parking lots, lighting, sidewalks and grading.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Projects required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 25

Actual to Date: 90

Number of Retained Jobs:

Projected: 20

Actual to Date: 20

Hermann

Frene Creek TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$291,557.99 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$804,110.79 Amount on Hand: \$116,623.20

Economic Activity Taxes:

Total received since inception: \$1,048,656.84 Amount on Hand: \$174,934.79

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,498,900.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$86,974.00

Other: \$53,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,638,874.00

Anticipated TOTAL Project Costs: \$1,638,874.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

Hillsboro

Hillsboro Hills Redevelopment Plan & Project

Contact Agency: Hillsboro

Contact Phone: 636-797-3334

Developer(s): A Hwy 21 LLC (G. J. Grewe)

Senate District: 22

House District: 110

Original Date Plan/Project Approved:

8/30/2010

Plan Description:

Construction of a mixed-use center with a blend of retail, office and professional service tenants with all necessary utilities, infrastructure, etc.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Hillsboro

Hillsboro Hills Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,282,364.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$675,000.00

Other: \$42,636.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,000,000.00

Anticipated TOTAL Project Costs: \$56,500,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Hillsboro

Peach Tree Plaza Redevelopment Plan & Project

Contact Agency: Hillsboro

Contact Phone: 636-797-3334

Developer(s): B.L. & Z. Investments, LLC

Senate District: 22

House District: 110

Original Date Plan/Project Approved:

8/22/2011

Plan Description:

Mixed-use commercial center with a blend of commercial, retail, office and professional service tenants or owners and possibly one or more residential apartment building.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development in the area.

Number of New Jobs:

Projected: 50

Actual to Date:

50

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Hillsboro

Peach Tree Plaza Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$27,641.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$33,179.64 Amount on Hand: \$27,641.62

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,102,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$700,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,002,000.00

Anticipated TOTAL Project Costs: \$23,552,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Hollister

US 65 & Birch TIF Financing Plan

Contact Agency: Hollister

Contact Phone: 417-335-5327

Developer(s): Hollister Interchange Development, Inc.

Senate District: 29

House District: 62; 143

Original Date Plan/Project Approved:

12/5/2005

Plan Description:

A specific Project Area has not yet been authorized for the TIF Development Area.

Plan/Project Status: Inactive

Area Type: Not specified in report

But for Determination:

Not provided in report

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Hollister

US 65 & Birch TIF Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Blue Ridge Crossing East

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Cinema East, LLC c/o MBS Manager Corporation

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 2/17/2009

Plan Description:

Demolition of existing structures, new construction of necessary road, utility and other infrastructure improvements to encourage redevelopment of the site into multiple free-standing retail, commercial and institutional uses.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 50

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Independence

Blue Ridge Crossing East

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,518,406.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$52,771.00

Other: \$196,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,767,680.00

Anticipated TOTAL Project Costs: \$8,598,850.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Cornerstone TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): CSI, LLC and Simon Property Group

Senate District: 11

House District: 30

Original Date Plan/Project Approved:

3/3/2003

Plan Description:

Construction of multiple 3-story buildings with a total 420 apartment units. The development includes clubhouse, pool, fitness center, covered parking and other amenities. Project includes storm drainage, street and utility improvements.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected: 26

Actual to Date:

26

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Independence

Cornerstone TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$489,433.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,211,209.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,540,347.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,540,347.00

Anticipated TOTAL Project Costs: \$35,989,719.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Crackerneck Creek TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Crackerneck Creek, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved:

10/14/2004

Plan Description:

Construction of 500,000sf retail and commercial space including big box and junior anchor retail, restaurants, hotel and parking. Features 80+ acres city-owned public park space with water features, walking trail and all necessary infrastructure.

Plan/Project Status: Under construction

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 1092

Actual to Date:

210

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Independence

Crackerneck Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: 10,009,825.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,099,811.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,319,304.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$64,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,434.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$73,558,398.00

Anticipated TOTAL Project Costs: \$171,308,865.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Independence

Eastland Center TIF & Redevelopment Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Eastland Center Associates, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved:

1/3/2000

Plan Description:

A mixed-use development consisting of big box retail, specialty shopping, restaurants, hotel and office space.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 500

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Independence

Eastland Center TIF & Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,785,609.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$14,101,070.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$19,051,780.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs:

Project Implementation Costs:

Other:

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$42,663,000.00

Anticipated TOTAL Project Costs: \$254,002,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 10

Independence

Golf Strategies (Drumm Farm) TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Golf Strategies, Inc.
Senate District: 11
House District: 29

Original Date Plan/Project Approved: 12/6/1999

Plan Description:

Construction of a residential community of 145 single-family villas, an 18-hole public golf course, clubhouse and maintenance buildings. Project also provides flood control and other necessary infrastructure improvements in the area.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	30	Actual to Date:	35
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Golf Strategies (Drumm Farm) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$892,555.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,249,633.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$186,420.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,832,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,982,000.00

Anticipated TOTAL Project Costs: \$39,218,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 10

Independence

Hartman Heritage Center TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Dial Realty Corporation

Senate District: 11

House District: 30

Original Date Plan/Project Approved:

5/18/1998

Plan Description:

A mixed-use development consisting of a 200-room hotel and convention center and 270,000sf retail center and multiple out parcel restaurant and office developments.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 378

Actual to Date: 854

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Independence

Hartman Heritage Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,418,373.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$9,871,138.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,948,980.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,896,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$35,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,181,000.00

Anticipated TOTAL Project Costs: \$113,026,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 9

Independence

Hy-Vee Center TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Hy-Vee Corporation
Senate District: 11
House District: 29

Original Date Plan/Project Approved: 7/15/2002

Plan Description:

Construction of an 80,260sf Hy-Vee supermarket and 29,655sf ancillary retail space. Public infrastructure improvements necessary for the project included a new signalized intersection and alignment; widening of 40 Hwy and improved utility service.

Plan/Project Status: District dissolved

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	Actual to Date:	376
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Hy-Vee Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$907,848.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,998,238.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,589,168.00

Property Acquisition and Relocation Costs: \$783,583.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,372,751.00

Anticipated TOTAL Project Costs: \$7,716,273.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Independence Regional Medical Center TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Midwest Division, IRHC, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved:

12/6/2004

Plan Description:

New construction of a 257-bed hospital facility with ambulatory surgery center and medical office building.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 166

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Independence

Independence Regional Medical Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,515,725.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$16,488,228.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$290,597.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,312,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$750,000.00

Other: \$12,400,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$44,462,000.00

Anticipated TOTAL Project Costs: \$302,506,059.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 16

Independence

Mid-Town Truman Road Corridor Plan and Project

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Mid-Town Truman Road Corridor Redevelopment Corp.

Senate District: 11

House District: 21

Original Date Plan/Project Approved:

11/21/1994

Plan Description:

Preservation and enhancement of existing housing, encourage private investment and improvements to residential structures. TIF funds a 353 Urban Redevelopment Corporation and implementation of the Ch. 353 tax abatement program.

Plan/Project Status: Fully operational

Area Type: Blight; Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Independence

Mid-Town Truman Road Corridor Plan and Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$131,123.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,087,221.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$93,332.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$8,380,910.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,380,910.00

Anticipated TOTAL Project Costs: \$80,810,850.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Mount Washington TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Forever Enterprises, Inc.

Senate District: 11

House District: 19

Original Date Plan/Project Approved:

9/18/2000

Plan Description:

Renovation and preservation of the cemetery, improvements to adjacent public right-of-way, construction of a mausoleum and chapel and funding for planning and implementation of the nearby Fairmount Business District.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 31

Actual to Date:

11

Number of Retained Jobs:

Projected: 13

Actual to Date:

13

Independence

Mount Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$38,623.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$214,570.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$136,969.00 Amount on Hand: \$38,553.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,481,856.00

Anticipated TOTAL Project Costs: \$8,722,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Noland Road Auto Plaza TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): T.E.N. Investments, Inc.

Senate District: 11

House District: 29

Original Date Plan/Project Approved:

12/16/2002

Plan Description:

Redevelopment of the Area into three automobile dealerships, an auto service center and repair facility. Portions of the land previously functioned as auto dealership locations but needed upgrading to current dealership standards.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Independence

Noland Road Auto Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$120,755.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,762.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$257,500.00

Property Acquisition and Relocation Costs: \$680,000.00

Project Implementation Costs: \$90,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,027,500.00

Anticipated TOTAL Project Costs: \$3,997,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

North Independence TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Limpus Properties, LLC

Senate District: 11

House District: 20

Original Date Plan/Project Approved:

5/15/2000

Plan Description:

Construction of the above-ground surface and construction of an underground industrial park.

Plan/Project Status: Under construction

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 530

Actual to Date:

63

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Independence

North Independence TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,162.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$271,645.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$306,250.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: \$125,000.00

Other: \$75,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,159,910.00

Anticipated TOTAL Project Costs: \$40,592,210.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Old Landfill TIF Plan and Redevelopment Project

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Sailors-Woods Development, LLC

Senate District: 8

House District: 30

Original Date Plan/Project Approved:

9/6/2005

Plan Description:

Reclamation of the closed and capped landfills and preparing the area for a mixed-use project consisting on an 18-hole private golf course, surrounded by executive residential development of 225 single-family homes.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 30

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Independence

Old Landfill TIF Plan and Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,065.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$491,146.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$49,695.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$535,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,175,000.00

Anticipated TOTAL Project Costs: \$117,300,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Recovery Sales Outlet TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Recovery Management Corporation

Senate District: 11

House District: 29

Original Date Plan/Project Approved:

12/2/1996

Plan Description:

New construction of 670,000sf retail, office and warehouse/industrial space. The Project includes public infrastructure improvements to Noland Road, the extension of Lynn Ct. to Weatherford Rd and a new street/rail crossing at 33rd Street and landscaping

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Independence

Recovery Sales Outlet TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$56,310.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$183,873.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,673,404.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,315,450.00

Anticipated TOTAL Project Costs: \$41,350,578.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Santa Fe Trail Neighborhood TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): McProperties, LLC

Senate District: 11

House District: 29

Original Date Plan/Project Approved:

12/22/1997

Plan Description:

Development of 150,000sf new retail shopping space, a limited number of high-density residential units and associated public improvements to streets and a state highway interchange.

Plan/Project Status: Under construction

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 250

Actual to Date:

250

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Independence

Santa Fe Trail Neighborhood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$342,294.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$186,177.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$578,265.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,684,523.00

Anticipated TOTAL Project Costs: \$25,567,017.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 11

Independence

Sterling Village TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Sterling Village Redevelopment Co, LLC

Senate District: 11

House District: 29

Original Date Plan/Project Approved:

7/6/1998

Plan Description:

Clearance of seven substandard residential structures and construction of 72 new attached residential units in two, three and four-unit buildings. Amenities include clubhouse, enhancements to a stream, walking trails and open space.

Plan/Project Status: District dissolved

Area Type: Blight; Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Independence

Sterling Village TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$134,054.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$424,374.00

Anticipated TOTAL Project Costs: \$4,408,323.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Trinity TIF Plan and Redevelopment Project

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Trinity Real Estate Development, Inc.

Senate District: 11

House District: 30

Original Date Plan/Project Approved:

11/7/2005

Plan Description:

Construction of several free-standing buildings to include retail space restaurant facilities and office units totaling approximately 181,450sf. The corner site on the east side of Little Blue Pkwy is reserved for a high-rise Class A office or hotel.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 172

Actual to Date:

155

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Independence

Trinity TIF Plan and Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$37,559.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$661,767.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$280,092.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,765,000.00

Anticipated TOTAL Project Costs: \$41,115,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Jackson

The I-55 Corridor Redevelopment Project TIF

Contact Agency: Jackson

Contact Phone: 573-243-3568

Developer(s): Buchheit, Inc.

Senate District: 27

House District: 157

Original Date Plan/Project Approved:

12/28/1998

Plan Description:

Upgrades to public infrastructure and utilities in two separate Project Areas to encourage private development and property acquisition for the location of a new school building.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development; required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 875

Actual to Date:

510

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Jackson

The I-55 Corridor Redevelopment Project TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,284,972.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,192,668.00 Amount on Hand: \$342,959.00

Economic Activity Taxes:

Total received since inception: \$3,275,740.00 Amount on Hand: \$942,013.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,300,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$900,000.00

Other: \$2,800,000.00

Other: \$2,500,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,000,000.00

Anticipated TOTAL Project Costs: \$86,411,523.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jefferson City

High Street TIF Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): Sam Donehue, Owner

Senate District: 6

House District: 60

Original Date Plan/Project Approved:

12/5/2002

Plan Description:

Redevelopment and rehabilitation of historic property including public improvements; sidewalk replacement, curbs, gutters, rear off-street parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate capacity to support development.

Number of New Jobs:

Projected: 15

Actual to Date:

10

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Jefferson City

High Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$27,228.06 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$58,464.47 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$147,482.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$147,482.00

Anticipated TOTAL Project Costs: \$147,482.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 15

Jefferson City

Southside TIF Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): Dunklin Street Properties, Inc.

Senate District: 6

House District: 60

Original Date Plan/Project Approved:

11/17/2009

Plan Description:

Redevelopment and rehabilitation of a commercial area to include sidewalk replacement, curbs, gutters, sewer line and underground stormwater system repairs.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 42

Number of Retained Jobs:

Projected: 38

Actual to Date: 53

Jefferson City

Southside TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$31,703.16 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$13,155.20 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$530,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$530,000.00

Anticipated TOTAL Project Costs: \$530,000.00

Financing Method: Loan

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 20

Jennings

"Buzz Westfall" Plaza on the Boulevard TIF #3

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Sansone Group
Senate District: 69; 70
House District: 13; 14
Original Date Plan/Project Approved: 7/26/1999
Plan Description:
Proposed for use as a retail center and zoned "C-3" Regional Commercial District.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required a hazardous waste clean up program to be completed before development could occur.

Number of New Jobs:

Projected:	130	Actual to Date:	350
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Number of Retained Jobs:

Projected:	25	Actual to Date:	25
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Jennings

"Buzz Westfall" Plaza on the Boulevard TIF #3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,570,377.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,208,123.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,076,209.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,900,000.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$38,937,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

Jennings Station Crossing RPA 1 TIF

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Jennings Station Crossing, LLC
Senate District: 69; 70
House District: 13; 14

Original Date Plan/Project Approved: 11/12/2002

Plan Description:

Creation of a process by which redevelopment of the area can occur, to enable the city to select a redeveloper and effect redevelopment in a comprehensive manner to include a mix of new businesses to the area.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to construct adequate capacity to support development and required parcel assembly and/or relo costs.

Number of New Jobs:

Projected:	200	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jennings

Jennings Station Crossing RPA 1 TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$33,473.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$25,620.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,913.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$400,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$10,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

Jennings TIF Area #1

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Stout Industries, Inc.
Senate District: 70
House District: 14

Original Date Plan/Project Approved: 5/12/1997

Plan Description:

Demolition and removal of the current "front office area" of an existing building and other improvements to the property. Cleaning, grading and relocation of existing utilities, construction of office space including parking and building renovations.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 130

Actual to Date:

100

Number of Retained Jobs:

Projected: 50

Actual to Date:

50

Jennings

Jennings TIF Area #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$246,668.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,091,291.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$78,860.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$300,000.00

Property Acquisition and Relocation Costs: \$600,000.00

Project Implementation Costs: \$500,000.00

Other: \$100,000.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$7,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

Louisa Food Products TIF (Project #2)

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Louisa Food Products, Inc.

Senate District: 70

House District: 14

Original Date Plan/Project Approved:

9/22/1997

Plan Description:

Acquisition and demolition of the vacant Hill Behan Lumber Company and construction of a cold storage shipping & receiving facility and construction of a dry storage warehouse and employee welfare facility totaling 30,000sf new light industrial facilities

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The Louisa Foods existing business site was inadequate, relocation to another market was being considered. TIF provided a financial mechanism to provide incentive to the company to remain in Jennings.

Number of New Jobs:

Projected: 138

Actual to Date:

120

Number of Retained Jobs:

Projected: 20

Actual to Date:

20

Jennings

Louisa Food Products TIF (Project #2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,844.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$382,172.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$59,727.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$100,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$3,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

Redevelopment Project # 8

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s):

Senate District: 70

House District: 14

Original Date Plan/Project Approved:

11/12/2002

Plan Description:

The projects on 23 acres include demolition of all existing site improvements and the development of neighborhood-oriented commercial activities and assistance in upgrading the commercial uses north of Lewis & Clark Blvd.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected: 100

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Jennings

Redevelopment Project # 8

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$105,655.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$89,969.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$18,410.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$50,000.00

Other: \$600,000.00

Other: \$250,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,050,000.00

Anticipated TOTAL Project Costs: \$3,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

River Roads Estates (RPA Plat 7A)

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): SWH Investments, LLC

Senate District: 70

House District: 14

Original Date Plan/Project Approved:

11/12/2002

Plan Description:

Development of a total 11.8ac into a retail commercial district to accommodate a variety of general commercial and retail activities.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 100

Actual to Date:

10

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Jennings

River Roads Estates (RPA Plat 7A)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$192,352.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$251,993.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$71,578.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$25,000.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,425,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jennings

River Roads Estates (RPA Plat 7B)

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): SWH Investments, LLC

Senate District: 70

House District: 14

Original Date Plan/Project Approved:

11/12/2002

Plan Description:

Redevelopment of 46.4ac to include 200 single family homes, a new city pocket park, a 94-unit independent living facility and an existing 3-story brick bank building to be converted into a new City Hall facility for the city of Jennings.

Plan/Project Status: Seeking Developer

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the projects financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity for development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 100

Actual to Date:

10

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Jennings

River Roads Estates (RPA Plat 7B)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$441.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$560,888.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$23,750.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,000,000.00

Property Acquisition and Relocation Costs: \$3,450,000.00

Project Implementation Costs: \$125,000.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,275,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Joplin

1717 MarketPlace TIF Plan

Contact Agency: Joplin

Contact Phone: 417-624-0820

Developer(s): Various

Senate District: 32

House District: 128

Original Date Plan/Project Approved:

1/10/2005

Plan Description:

Redevelopment of vacant and deteriorating property and improvements into new commercial development.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 397

Actual to Date:

157

Number of Retained Jobs:

Projected: 200

Actual to Date:

200

Joplin

1717 MarketPlace TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$187,168.09 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,847,220.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,623,651.00

Property Acquisition and Relocation Costs: \$1,131,786.00

Project Implementation Costs: \$1,792,429.00

Other: \$3,127,805.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,675,671.00

Anticipated TOTAL Project Costs: \$51,365,165.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Joplin

Northpark Crossing TIF Plan

Contact Agency: Joplin
Contact Phone: 417-624-0820
Developer(s): Jeffrey L. Ungerer
Senate District: 32
House District: 128

Original Date Plan/Project Approved:

6/7/2004

Plan Description:

TIF has been used to enhance existing and to construct new infrastructure and other amenities to support private infill redevelopment of the Area.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 500

Actual to Date:

500

Number of Retained Jobs:

Projected: 97

Actual to Date:

97

Joplin

Northpark Crossing TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$916,804.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,876,842.70 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,370,900.00

Property Acquisition and Relocation Costs: \$1,450,000.00

Project Implementation Costs: \$275,000.00

Other: \$5,853,134.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,949,034.00

Anticipated TOTAL Project Costs: \$60,167,947.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

11th Street TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 11th Street Corridor Redevelopment Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/10/1992

Plan Description:

Rehabilitation of the Centennial Building and attached parking garage, development of the Cathedral Square Project, Poindexter and 700 Central buildings and assorted office, commercial, residential and related supporting infrastructure

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 895

Actual to Date:

5663

Number of Retained Jobs:

Projected: 1143

Actual to Date:

1143

Kansas City

11th Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$20,655,736.42 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$30,969,181.57 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,263,534.00

Property Acquisition and Relocation Costs: \$3,827,999.00

Project Implementation Costs: \$49,421,385.00

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$77,960,303.00

Anticipated TOTAL Project Costs: \$211,203,368.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

Kansas City

11th Street, Project B (Blossom House) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Walnut Creek Ranch, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/10/1992

Plan Description:

Rehabilitation of the Centennial Building and attached parking garage, development of the Cathedral Square Project, Poindexter and 700 Central buildings and assorted office, commercial, residential and related supporting infrastructure

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 16

Actual to Date: 16

Kansas City

11th Street, Project B (Blossom House) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$15,884.80 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$41,241.33 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$284,890.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,707,616.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,992,506.00

Anticipated TOTAL Project Costs: \$12,014,250.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

12 & Wyandotte TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Kansas City Downtown Hotel Group

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/10/1992

Plan Description:

Renovation of the existing Marriott Hotel, demolition of the Muehlebach Towers and Link Building, construction of an above-grade pedestrian walkway linking the existing Marriott Hotel and the new Muehlebach Hotel.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 437

Actual to Date: 437

Kansas City

12 & Wyandotte TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,384.71 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,660,701.65 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,057,378.70 Amount on Hand: \$1,384.71

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,871,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,071,000.00

Anticipated TOTAL Project Costs: \$35,010,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

1200 Main/South Loop Project 01 (KC Live) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Cordish & Company
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape enhancements, park development, residential development and all necessary supporting infrastructure.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 01 (KC Live) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$41,736.67 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,796,119.73 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,116,756.90 Amount on Hand: \$41,736.67

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$71,028,960.00

Property Acquisition and Relocation Costs: \$23,460,846.00

Project Implementation Costs: \$73,458,403.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$167,948,209.00

Anticipated TOTAL Project Costs: \$321,135,195.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

1200 Main/South Loop Project 02 (H&R Block) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): H & R Block

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape enhancements, park development, residential development and all necessary supporting infrastructure.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 1700

Actual to Date:

1613

Number of Retained Jobs:

Projected: 0

Actual to Date:

1041

Kansas City

1200 Main/South Loop Project 02 (H&R Block) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$7,324,100.85 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$19,152,694.15 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$117,471,955.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$3,845,869.00

Other: \$171,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$292,317,824.00

Anticipated TOTAL Project Costs: \$308,399,088.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

1200 Main/South Loop Project 03a (President Hotel)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): President Hotel, L.C.
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape enhancements, park development, residential development and all necessary supporting infrastructure.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 4

Actual to Date: 4

Number of Retained Jobs:

Projected: 123

Actual to Date: 123

Kansas City

1200 Main/South Loop Project 03a (President Hotel)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,834,142.85 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,523,953.68 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,299,793.00

Property Acquisition and Relocation Costs: \$1,213,607.00

Project Implementation Costs: \$105,000.00

Other: \$615,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,233,400.00

Anticipated TOTAL Project Costs: \$45,577,200.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

1200 Main/South Loop Project 04 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Copaken, White and Blitt

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape enhancements, park development, residential development and all necessary supporting infrastructure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

1200 Main/South Loop Project 04 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

1200 Main/South Loop Project 05 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Copaken, White and Blitt

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape enhancements, park development, residential development and all necessary supporting infrastructure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

1200 Main/South Loop Project 05 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

1200 Main/South Loop Project 07 (H&R Block Expan)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Blackwell Sanders Peper Martin
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape enhancements, park development, residential development and all necessary supporting infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 07 (H&R Block Expan)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

1200 Main/South Loop Project 08 (Sprint Arena)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, Missouri
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape enhancements, park development, residential development and all necessary supporting infrastructure.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kansas City

1200 Main/South Loop Project 08 (Sprint Arena)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$5,085,574.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,085,574.00

Anticipated TOTAL Project Costs: \$255,085,574.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

1200 Main/South Loop Projects 13/14 Boley Bldg TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): AMU c/o Lathrop & Gage, LLP
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Project Area 13 encompasses the Boley Building; Project Area 14 encompasses the Town Pavilion.
Renovation of 84,271sf within the two buildings for office headquarters spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected:	3	Actual to Date:	7
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Number of Retained Jobs:

Projected:	152	Actual to Date:	156
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Kansas City

1200 Main/South Loop Projects 13/14 Boley Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$392,658.25 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$248,218.82 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,776,961.00

Project Implementation Costs: \$3,023,039.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,800,000.00

Anticipated TOTAL Project Costs: \$19,641,840.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

12th & Wyandotte-Aladdin Hotel TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Kansas City, MO Hotel Partners, L.P.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/10/1992

Plan Description:

Redevelopment of the Aladdin Hotel located at 1215 Wyandotte; improvements to sidewalks and a pedestrian tunnel.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 15

Actual to Date:

15

Number of Retained Jobs:

Projected: 65

Actual to Date:

80

Kansas City

12th & Wyandotte-Aladdin Hotel TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$423,587.46 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$442,872.26 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,550,000.00

Project Implementation Costs: \$2,510,000.00

Other: \$111,500.00

Other: \$7,719,510.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,891,010.00

Anticipated TOTAL Project Costs: \$34,043,780.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

13th & Washington TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): DST Realty

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

9/19/1996

Plan Description:

Construction of a 75,000sf building and 225 parking spaces originally for use by Unitog as its corporate headquarters.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 1134

Actual to Date:

313

Number of Retained Jobs:

Projected: 350

Actual to Date:

0

Kansas City

13th & Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,635,658.37 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,792,346.66 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,857,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$329,750.00

Other: \$1,912,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,099,250.00

Anticipated TOTAL Project Costs: \$12,515,125.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Kansas City

19th Terrace & Central TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): AF Real Estate Holdings, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/3/1999

Plan Description:

Construction and rehabilitation of 53,000sf residential space, 11,000sf warehouse space, 149,000sf office and commercial space, 47,000sf retail 540 new and rehabilitated parking spaces with all necessary utilities and infrastructure improvements.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

19th Terrace & Central TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,376.10 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$869,045.60 Amount on Hand: \$9,376.10

Economic Activity Taxes:

Total received since inception: \$490,280.21 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,785,000.00

Other: \$2,435,697.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,370,697.00

Anticipated TOTAL Project Costs: \$9,053,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

19th Terrace & Central, Projects 2a,b & c TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Broadway Development, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

6/3/1999

Plan Description:

Development of 279,870sf residential space, 11,000sf warehouse, 142,500sf office and commercial space
49,700sf retail, 726 new and rehabilitated parking spaces with all necessary utilities and street improvements.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kansas City

19th Terrace & Central, Projects 2a,b & c TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$62.39 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$269,602.13 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$111,022.37 Amount on Hand: \$62.39

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$49,378,969.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

22nd & Main Project 01, Freight House Bldg. TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Lidia's Freight House, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

Construction and rehabilitation of 53,000sf residential space, 11,000sf warehouse space, 149,000sf office and commercial space, 47,000sf retail, 540 new & rehabilitated parking spaces with all utilities and street improvements.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main Project 01, Freight House Bldg. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$778,954.15 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,514,080.30 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,416,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$738,000.00

Other: \$183,100.00

Other: \$390,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,727,100.00

Anticipated TOTAL Project Costs: \$8,663,435.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

22nd & Main Project 02, Marietta Chair Bldg. TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Francor, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

8/26/1999

Plan Description:

Construction of commercial and residential uses at 2029 Wyandotte Street, with parking and necessary utilities, street improvements and public infrastructure. The Marietta Chair Bldg Project rehabilitates 55,000sf for use by Birch Telecom.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date:

51

Number of Retained Jobs:

Projected: 99

Actual to Date:

99

Kansas City

22nd & Main Project 02, Marietta Chair Bldg. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$830,726.15 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,094,845.27 Amount on Hand: \$830,726.15

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$5,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

22nd & Main Project 10, 1900 Main Bldg. TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): McFamily Properties, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

1/20/2000

Plan Description:

Rehabilitation of the existing building at 1900 Main to house 3,000sf restaurant, 3,300sf commercial and 7,800sf office space.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 47

Actual to Date:

45

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kansas City

22nd & Main Project 10, 1900 Main Bldg. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$551.83 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$36,358.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$378,682.15 Amount on Hand: \$551.83

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$383,723.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$733,723.00

Anticipated TOTAL Project Costs: \$1,358,501.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

22nd & Main Project 14, Safeway Bldg. TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Master Realty Properties, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

7/20/2000

Plan Description:

Construction of commercial and residential uses with parking and utilities, street improvements and public infrastructure. The Safeway Bldg. Project rehabs 36,550sf residential space, 16,550 office and 3,000sf gallery space.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main Project 14, Safeway Bldg. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$986,865.98 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$29,893.86 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$66,159.00

Other: \$320,779.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$854,649.00

Anticipated TOTAL Project Costs: \$10,740,317.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

22nd & Main Project 16, Columbia & Gray Bldg. TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

6/29/2000

Plan Description:

Construction of commercial and residential uses in the area located at 21st St. & Wyandotte. Projects include parking, utilities, street improvements and public infrastructure. The Columbia and Gray Bldgs Project rehabs 37,107sf commercial space.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

22nd & Main Project 16, Columbia & Gray Bldg. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$324,081.46 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$423,810.18 Amount on Hand: \$324,081.46

Economic Activity Taxes:

Total received since inception: \$31,929.21 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,393,794.00

Other: \$20,200.00

Other: \$29,617.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,443,611.00

Anticipated TOTAL Project Costs: \$6,679,430.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

22nd & Main Project 21, Jacobson Bldg. TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Jacobson Crossroads, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

6/29/2000

Plan Description:

Construction of commercial and residential uses in the area near E. 21st Street & Central Avenue. Projects include parking and necessary utilities, street improvements and public infrastructure. The Jacobson Bldg. Project provides for rehab of 37,107sf

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

22nd & Main Project 21, Jacobson Bldg. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45,436.77 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$63,510.52 Amount on Hand: \$45,436.77

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$209,732.00

Other: \$37,917.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$247,649.00

Anticipated TOTAL Project Costs: \$2,901,887.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

22nd & Main Project 24, Morr Transfer Bldg. TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): DST Realty

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/14/2000

Plan Description:

Construction of commercial and residential uses at 2114 Central Street, with parking and necessary utilities, street improvements and public infrastructure. The Morr Transfer Bldg Project provides for the rehabilitation of 79,773sf for office space.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date:

241

Number of Retained Jobs:

Projected: 365

Actual to Date:

0

Kansas City

22nd & Main Project 24, Morr Transfer Bldg. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$209,256.06 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$730,310.57 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$210,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,364,693.00

Other: \$1,177,520.00

Other: \$4,457,400.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,209,613.00

Anticipated TOTAL Project Costs: \$18,712,913.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

22nd & Main Project 27, Arthel Bldg. TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Botwin & Company
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

7/20/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Arthel Building Project provides for rehabilitation of 7,500sf retail, 4,000sf office and 10 surface parking spaces.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	25
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Number of Retained Jobs:

Projected:	15	Actual to Date:	15
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Kansas City

22nd & Main Project 27, Arthel Bldg. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$954.52 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$214,175.52 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$139,629.30 Amount on Hand: \$954.52

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$328,390.00

Other: \$19,485.00

Other: \$51,750.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$399,625.00

Anticipated TOTAL Project Costs: \$1,549,940.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

22nd & Main Projects 18 & 21, Parking Lot TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Atlas KCI, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

8/13/2009

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. Rehabilitation of 37,107sf in the Columbia and Gray Buildings is included in the Plan.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 368

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kansas City

22nd & Main Projects 18 & 21, Parking Lot TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$278,529.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,954,616.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,233,145.00

Anticipated TOTAL Project Costs: \$18,046,801.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

43rd & Main Consolidated SAF TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s):

Senate District: 10

House District: 39

Original Date Plan/Project Approved:

3/24/1994

Plan Description:

The purpose of this TIF project was the construction of an Office Depot store. The Project accomplished streetscape improvements along Main and 43rd Streets.

Plan/Project Status: District Dissolved

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

43rd & Main Consolidated SAF TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,576,103.39 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,242,952.44 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,321,732.26 Amount on Hand: \$1,576,103.39

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,076,476.00

Property Acquisition and Relocation Costs: \$1,455,000.00

Project Implementation Costs: \$2,127,518.00

Other: \$417,450.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,076,444.00

Anticipated TOTAL Project Costs: \$22,096,926.00

Financing Method: Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

45th & Main TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Marty Development, LLC
Senate District: 10
House District: 39

Original Date Plan/Project Approved:

12/14/2006

Plan Description:

Redevelopment of the Holiday Inn Hotel at 45th and Main streets into 274,500sf Class A office space, 47,000sf specialty grocery and retail space, a 160-room boutique hotel, 1,600-space parking garage and a 55,000sf public park.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

45th & Main TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$473,965.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$32,722,242.00

Other: \$34,436,644.00

Other: \$1,315,848.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$68,948,699.00

Anticipated TOTAL Project Costs: \$225,919,426.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

811 Main Project 1 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Commerce Bank, N.A.
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

1/5/2006

Plan Description:

Rehabilitation and renovation of the 215,000sf, 12-story 811 Main Office Building, with all necessary utilities, street improvements and appurtenances necessary to adequately address the conditions qualifying the Redevelopment Area as blighted.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 772

Actual to Date:

772

Kansas City

811 Main Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$223,558.88 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$78,637.23 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,331,400.00

Other: \$10,750.00

Other: \$246,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,588,150.00

Anticipated TOTAL Project Costs: \$24,980,050.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

87th & Hillcrest Road TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Dean Machinery Company
Senate District: 9
House District: 44

Original Date Plan/Project Approved:

3/3/2005

Plan Description:

Redevelopment of 25ac blighted land at 87th & Hillcrest Road for construction of headquarters offices, service and sales facilities for the Dean Machinery Company. Project includes landscaping, land acquisition, site prep, engineering, design and constru

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	36	Actual to Date:	36
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Number of Retained Jobs:

Projected:	163	Actual to Date:	163
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Kansas City

87th & Hillcrest Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$84.81 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$872,904.72 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,005,034.03 Amount on Hand: \$84.81

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,306,205.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$9,307,094.00

Other: \$360,782.00

Other: \$15,193,703.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,667,784.00

Anticipated TOTAL Project Costs: \$63,379,426.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Americana TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): The Hotel Group
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 1/28/1993

Plan Description:

Renovation and market repositioning of the Americana Hotel, vacant since 1994. The renovation will reduce the original 496-room facility to 299 upscale rooms, 10,000sf marketing space and rehabilitation of the 300-space parking garage.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	10
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Number of Retained Jobs:

Projected:	128	Actual to Date:	128
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Kansas City

Americana TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71.34 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,583,286.14 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,196,220.39 Amount on Hand: \$71.34

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$561,950.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$260,000.00

Other: \$7,900,000.00

Other: \$300,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,021,950.00

Anticipated TOTAL Project Costs: \$9,021,950.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Kansas City

Antioch Mall Quick Trip Project 10 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s):

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

3/23/2006

Plan Description:

Construction of a convenience store in the new Antioch retail and entertainment area.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Antioch Mall Quick Trip Project 10 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$153,782.04 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$161,948.54 Amount on Hand: \$153,782.04

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,084,765.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$20,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,104,765.00

Anticipated TOTAL Project Costs: \$2,104,765.00

Financing Method: Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Antioch Mall TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Antioch Redevelopment Partners, LLC

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

3/23/2006

Plan Description:

Demolition and reconstruction of the Antioch Mall into a new-generation retail and entertainment center to include 2 big box retailers, 8 medium-sized retail spaces and 4 pad sites. Plans include neighborhood infrastructure improvements.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Antioch Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45.27 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$47.65 Amount on Hand: \$45.27

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$10,105,608.00

Project Implementation Costs: \$3,995,248.00

Other: \$23,264,482.00

Other: \$3,532,055.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,897,393.00

Anticipated TOTAL Project Costs: \$146,983,918.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Baltimore Place Properties TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Gee Whiz Development
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

2/2/2006

Plan Description:

Rehabilitation and construction of office space, renovation and construction of parking space, façade enhancements, residential development, public improvements, streetscapes, retail development as well as all necessary supporting infrastructure.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market and involves costly historic preservation of existing structures.

Number of New Jobs:

Projected: 2

Actual to Date: 3

Number of Retained Jobs:

Projected: 39

Actual to Date: 39

Kansas City

Baltimore Place Properties TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$96,003.75 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$106,349.45 Amount on Hand: \$96,003.75

Economic Activity Taxes:

Total received since inception: \$2,560.91 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$906,000.00

Project Implementation Costs: \$7,684,789.00

Other: \$532,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,122,789.00

Anticipated TOTAL Project Costs: \$29,900,280.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Barrytowne (Project 1, 3a & 4) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): MD Management c/o Lewis, Rice & Fingersh, LC

Senate District: 17

House District: 38

Original Date Plan/Project Approved:

6/6/1996

Plan Description:

New construction of 1,872,467sf commercial retail and 114,957sf office space, 696 residential units, 31,800sf recreation space (YMCA), widening of the Barry Road Bridge over US 169 Hwy and other public infrastructure improvements.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Barrytowne (Project 1, 3a & 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$655,549.58 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$9,767,354.93 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$14,692,108.02 Amount on Hand: \$655,549.58

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$26,782,011.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$559,958.00

Other: \$700,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,041,969.00

Anticipated TOTAL Project Costs: \$291,965,811.00

Financing Method: Other Bond (MDFB IFRB)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Blue Ridge Mall TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): MBS Mall Investor-98, LLC
Senate District: 10
House District: 39

Original Date Plan/Project Approved:

2/24/2005

Plan Description:

Demolition of the old Blue Ridge Mall, acquisition of an office building, commonly known as the Kaiser Bldg and construct a 570,000sf retail center and redevelop the 40,000sf office building with associated parking, infrastructure.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected: 1535

Actual to Date:

34

Number of Retained Jobs:

Projected: 75

Actual to Date:

68

Kansas City

Blue Ridge Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,765,647.94 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,954,583.30 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,260,958.00

Property Acquisition and Relocation Costs: \$5,717,382.00

Project Implementation Costs: \$18,714,599.00

Other: \$1,062,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,754,939.00

Anticipated TOTAL Project Costs: \$89,928,566.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Briarcliff West TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Briarcliff West Development Company

Senate District: 17

House District: 38

Original Date Plan/Project Approved:

5/3/1990

Plan Description:

Construction of 941,864sf office space, 309,809sf retail space, 151 single family homes, 84 villas, 366 condominiums, 2 structured parking garages, improvements to Briarcliff Pkwy, land reclamation and utility relocation.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 4000

Actual to Date:

1749

Number of Retained Jobs:

Projected: 22

Actual to Date:

22

Kansas City

Briarcliff West TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5.03 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$25,669,746.61 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,326,350.55 Amount on Hand: \$5.03

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,294,958.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$34,078,231.00

Other: \$1,358,849.00

Other: \$35,835,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$116,567,038.00

Anticipated TOTAL Project Costs: \$549,568,804.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Brush Creek-Blue Pkwy (Projects B & C) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Swope Community Builders
Senate District: 9
House District: 42

Original Date Plan/Project Approved:

3/11/1999

Plan Description:

Land clearance and new construction of 114,000sf retail space, 210,000sf office space, 14,000sf dining space and an 18,000sf U.S. Postal Service facility.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 419

Actual to Date:

497

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kansas City

Brush Creek-Blue Pkwy (Projects B & C) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,406.63 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,640,517.26 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,982,444.57 Amount on Hand: \$23,406.63

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$139,411.00

Property Acquisition and Relocation Costs: \$2,146,179.00

Project Implementation Costs: \$9,130,786.00

Other: \$300,000.00

Other: \$50,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,766,376.00

Anticipated TOTAL Project Costs: \$29,535,678.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Brush Creek-Plaza East TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): O.G. Investments
Senate District: 9
House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Four phases of commercial and retail development along Brush Creek including 98,100sf commercial and retail development with necessary public infrastructure and streetscape improvements. Currently the new Gates BBQ Restaurant is open in the Area.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Brush Creek-Plaza East TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$239,026.38 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$32,713.69 Amount on Hand: \$25,329.81

Economic Activity Taxes:

Total received since inception: \$838,098.40 Amount on Hand: \$213,696.57

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$11,847,110.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Brush Creek-Plaza Library TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Plaza Development, LLC
Senate District: 10
House District: 39

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Construction of 290,000sf office space atop a new 50,000sf public library and construction of a parking garage with 1,125 spaces.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and/or parcel ass'y/relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	784	Actual to Date:	784
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Kansas City

Brush Creek-Plaza Library TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$8,069,618.58 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,720,012.70 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$15,848,026.00

Other: \$19,186,515.00

Other: \$419,473.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,454,015.00

Anticipated TOTAL Project Costs: \$91,221,998.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Brywood Centre TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Tri-Land Properties
Senate District: 43
House District: 9

Original Date Plan/Project Approved:

7/31/2008

Plan Description:

Renovation of the existing Brywood Shopping Center to include enlarging and remodeling existing buildings to retain existing tenants and attract new tenants. Project includes four new outlot pads along 63rd Street and other new construction.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 131

Actual to Date: 38

Number of Retained Jobs:

Projected: 272

Actual to Date: 220

Kansas City

Brywood Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$41,867.25 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,891,705.00

Other: \$10,086,290.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,977,995.00

Anticipated TOTAL Project Costs: \$82,095,071.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

C/R Rainen #464 SAF TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): HD Lee Building, LLC c/o Blue Urban
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

The HD Lee Building has been rehabilitated as a mixed-use facility. Various sub-projects include development of commercial space on the first two and lower levels and residential apartments on the 3rd-9th floor levels.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

C/R Rainen #464 SAF TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$48,500.29 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,658,138.00

Other: \$430,600.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,088,738.00

Anticipated TOTAL Project Costs: \$45,974,656.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

CC Plaza (Project 1, Seville Square) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Highwoods Properties
Senate District: 10
House District: 39; 44

Original Date Plan/Project Approved:

4/17/1997

Plan Description:

New construction of 780,000sf commercial space, rehabilitation of 180,000sf existing commercial structures, 350 market-rate apartments and 3,965 parking spaces. Also includes public amenities; signage, water features, lighting, etc.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

CC Plaza (Project 1, Seville Square) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,459,213.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,622,530.90 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,598,629.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,598,629.00

Anticipated TOTAL Project Costs: \$50,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

CC Plaza (Project 2, Granada and Saks) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Highwoods Properties
Senate District: 10
House District: 39; 44

Original Date Plan/Project Approved:

4/17/1997

Plan Description:

New construction of 780,000sf commercial space, rehabilitation of 180,000sf existing commercial structures, 350 market-rate apartments and 3,965 parking spaces. Also includes public amenities; signage, water features, lighting, etc.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

CC Plaza (Project 2, Granada and Saks) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.08 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,743,274.45 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,743,490.86 Amount on Hand: \$0.08

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,815,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,815,000.00

Anticipated TOTAL Project Costs: \$12,815,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

CC Plaza (Project 3, Valencia Place) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Highwoods Properties
Senate District: 10
House District: 39; 44

Original Date Plan/Project Approved:

4/17/1997

Plan Description:

New construction of 780,000sf commercial space, rehabilitation of 180,000sf existing commercial structures, 350 market-rate apartments and 3,965 parking spaces. Also includes public amenities; signage, water features, lighting, etc.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

CC Plaza (Project 3, Valencia Place) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$14,754,933.01 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,311,452.57 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,700,000.00

Anticipated TOTAL Project Costs: \$71,000,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

CC Plaza (Project 7, Park Lane) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Winn L.P.

Senate District: 10

House District: 39; 44

Original Date Plan/Project Approved:

12/10/2003

Plan Description:

New construction of 780,000sf commercial space, rehabilitation of 180,00sf existing commercial structures, 350 market-rate apartments and 3,965 parking spaces. Also includes public amenities; signage, lighting and water enhancements.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

2

Actual to Date:

2

Number of Retained Jobs:

Projected:

23

Actual to Date:

23

Kansas City

CC Plaza (Project 7, Park Lane) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,213,677.03 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$32,843.64 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,961,138.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,961,138.00

Anticipated TOTAL Project Costs: \$18,577,382.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

CC Plaza Kirkwood Circle TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Kirkwood Realty Company, LLC
Senate District: 10
House District: 39; 44

Original Date Plan/Project Approved: 12/10/2003

Plan Description:

Creation of a new neighborhood by constructing between 203 & 240 Class A condominium residential units plus substantial infrastructure and other improvements including a park along Wornall Road and a pedestrian walkway to the CC Plaza.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	17
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

CC Plaza Kirkwood Circle TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,003,617.75 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$7,023,395.73 Amount on Hand: \$1,003,617.75

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,591,758.00

Property Acquisition and Relocation Costs: \$309,689.00

Project Implementation Costs: \$4,063,418.00

Other: \$50,000.00

Other: \$5,046,454.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,061,319.00

Anticipated TOTAL Project Costs: \$177,302,530.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

CC Plaza/4900 Main #353 SAF TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): DST Realty

Senate District: 10

House District: 39

Original Date Plan/Project Approved:

4/17/1997

Plan Description:

New construction of 780,000sf commercial space, rehabilitation of 180,000sf existing commercial structures, 350 market-rate apartments and 3,965 parking spaces. Also includes public amenities; signage, water features, lighting, etc.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 650

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kansas City

CC Plaza/4900 Main #353 SAF TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,729.44 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$40,729.44 Amount on Hand: \$40,729.44

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,815,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,815,000.00

Anticipated TOTAL Project Costs: \$12,815,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Chatham TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Chatham Investors, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

4/5/2007

Plan Description:

Renovation of the Chatham Hotel into 73 one and two bedroom for sale condominiums with a newly constructed parking garage.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Chatham TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,720,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,720,000.00

Anticipated TOTAL Project Costs: \$15,022,034.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Chouteau/I-35 Project 3 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Chouteau Crossings West, LLC

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

4/23/1998

Plan Description:

Site improvements to allow for the construction of a fast food restaurant.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kansas City

Chouteau/I-35 Project 3 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$128,209.73 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$216,719.06 Amount on Hand: \$91,138.20

Economic Activity Taxes:

Total received since inception: \$566,275.95 Amount on Hand: \$37,071.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,757,727.00

Property Acquisition and Relocation Costs: \$3,090,500.00

Project Implementation Costs: \$7,620,792.00

Other: \$338,235.00

Other: \$1,511,568.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,318,822.00

Anticipated TOTAL Project Costs: \$31,041,157.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Chouteau/I-35 Project 4 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Chouteau Crossings West, LLC

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

4/23/1998

Plan Description:

Provides for improvements to Chouteau Trafficway, Winn Road and 42nd Terrace North. Additionally, the project will provide a clean-up of a former drainage pond and construction materials dump.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Chouteau/I-35 Project 4 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$21,425.35 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$26,176.42 Amount on Hand: \$21,425.35

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$551,403.00

Project Implementation Costs: \$2,550,183.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,101,586.00

Anticipated TOTAL Project Costs: \$3,101,586.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Chouteau/I-35 Projects 1 & 2 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Chouteau I-35 Development, LLC

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

4/23/1998

Plan Description:

New construction of 244,709sf retail space and street improvements along Chouteau Tfwy, Winn Road and 42nd Street Terrace North and includes properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Chouteau/I-35 Projects 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,897,773.79 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,426,385.63 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$3,642,446.00

Other: \$706,145.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,798,591.00

Anticipated TOTAL Project Costs: \$21,386,682.00

Financing Method: Other Bond (KCMO-supported bonds)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Civic Mall/422 Admiral (Project 13) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): McCown-Gordon Construction, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/8/1994

Plan Description:

Renovation and restoration of the building located at 422 Admiral Boulevard for a corporate headquarters, employee parking, streetscape improvements and all necessary appurtenances and utilities.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Civic Mall/422 Admiral (Project 13) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$311,938.47 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$123,044.39 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$330,000.00

Property Acquisition and Relocation Costs: \$200,000.00

Project Implementation Costs: \$432,873.00

Other: \$2,040,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,002,873.00

Anticipated TOTAL Project Costs: \$4,678,487.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Civic Mall/JE Dunn (Projects 66 & 67) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): J.E. Dunn Construction Company

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/8/1994

Plan Description:

Construction of the new J.E. Dunn Construction Company Headquarters Building, retaining an established Kansas City business in the Central Business District.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 750

Actual to Date: 750

Kansas City

Civic Mall/JE Dunn (Projects 66 & 67) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$821,973.80 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,234,668.85 Amount on Hand: \$490,217.33

Economic Activity Taxes:

Total received since inception: \$4,367,174.50 Amount on Hand: \$331,756.47

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,183,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,183,000.00

Anticipated TOTAL Project Costs: \$4,646,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

Civic Mall/Whittaker Courthouse (Projects 46-47)

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): City of Kansas City, Missouri

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/8/1994

Plan Description:

The Ilus Davis Project allowed for construction of the FAA Office Building and construction of the Ilus Davis Mall between the Federal Courthouse, located at 9th & Locust and Kansas City Hall buildings.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 550

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Civic Mall/Whittaker Courthouse (Projects 46-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,840.66 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$7,497,469.18 Amount on Hand: \$1,840.66

Economic Activity Taxes:

Total received since inception: \$1,386,679.56 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$10,100,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,100,000.00

Anticipated TOTAL Project Costs: \$88,689,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

Kansas City

Downtown Library District Projects 1 & 2 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Library TIF, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

11/26/2002

Plan Description:

Enhancement of a downtown neighborhood anchored by the new Central Library facility to be located in the renovated First National Bank of Kansas City building on the NE corner of 10th & Baltimore and enhance financing for a proposed parking garage.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Downtown Library District Projects 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$573,078.38 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$200,044.33 Amount on Hand: \$184,462.74

Economic Activity Taxes:

Total received since inception: \$561,085.49 Amount on Hand: \$388,615.64

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,489,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$709,656.00

Other: \$343,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,542,786.00

Anticipated TOTAL Project Costs: \$23,967,786.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

East Village (Project 1) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): J.E. Dunn Construction Company
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 5/4/2006

Plan Description:

New construction of 150,000sf office space, 2,300 public/private owned parking spaces, new construction of 1,183 residential housing units and 87,200sf retail spaces along with improvements to infrastructure, streetscapes, etc.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

East Village (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$854,135.05 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,142,337.79 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$14,000,000.00

Other: \$5,232,755.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,232,755.00

Anticipated TOTAL Project Costs: \$49,425,864.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

East Village (Projects 2 & 3) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Swope Community Builders

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

5/4/2006

Plan Description:

New construction of 150,000sf office space, 2,300 public/private owned parking spaces, new construction of 1,183 residential housing units and 87,200sf retail spaces along with improvements to infrastructure, streetscapes, etc.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 100

Actual to Date:

0

Number of Retained Jobs:

Projected: 791

Actual to Date:

0

Kansas City

East Village (Projects 2 & 3) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$19,325,000.00

Project Implementation Costs: \$0.00

Other: \$312,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,547,000.00

Anticipated TOTAL Project Costs: \$307,390,486.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Gailoyd TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Gailoyd Enterprises Corporation
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

3/27/2002

Plan Description:

Redevelopment and historic renovation of the Power & Light (P&W) Building into Class A office space, construction of 210,000sf Class A office building, 88+ residential lofts integrated into the P&W Building, city-owned parking garage adjacent.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Gailoyd TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$3,049,239.00

Project Implementation Costs: \$32,471,893.00

Other: \$750,000.00

Other: \$507,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$36,778,132.00

Anticipated TOTAL Project Costs: \$157,147,534.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Gateway 2000 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Gateway, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

10/12/1995

Plan Description:

Rehabilitation and conversion of a 150,000sf distribution facility into office space and new construction of several 2 to 7-story office buildings with up to a total 475,000sf and 1,077 parking spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel ass'y/relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date:

126

Number of Retained Jobs:

Projected: 750

Actual to Date:

1206

Kansas City

Gateway 2000 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,728,384.64 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,311,030.81 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$420,000.00

Property Acquisition and Relocation Costs: \$10,054,754.00

Project Implementation Costs: \$20,488,501.00

Other: \$152,750.00

Other: \$152,196.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,368,201.00

Anticipated TOTAL Project Costs: \$101,431,335.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Kansas City

Grand Blvd-Watkins (Projects K-1 & L-1) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Watkins & Company, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

11/26/1996

Plan Description:

Redevelopment of the existing 50,000sf Western Union Building for office and retail uses and the beautification of two surface parking lots to make them more...beautiful.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 35

Actual to Date:

23

Number of Retained Jobs:

Projected: 90

Actual to Date:

0

Kansas City

Grand Blvd-Watkins (Projects K-1 & L-1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9.28 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$306,540.49 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$103,328.50 Amount on Hand: \$9.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$200,495.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,086,614.00

Other: \$1,920,165.00

Other: \$40,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,247,274.00

Anticipated TOTAL Project Costs: \$7,791,174.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Grand Boulevard TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): UMB

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

11/26/1996

Plan Description:

Development of a 140,000sf technology and operations center for UMB Bank, construction of a 750-space structured parking garage and streetscape improvements along Grand, 12th Street, 9th Street and adjacent to the Redevelopment Area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 268

Number of Retained Jobs:

Projected: 750

Actual to Date: 1076

Kansas City

Grand Boulevard TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,245,116.50 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$6,498,950.03 Amount on Hand: \$729,116.73

Economic Activity Taxes:

Total received since inception: \$4,729,325.85 Amount on Hand: \$515,999.77

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,536,500.00

Property Acquisition and Relocation Costs: \$741,735.00

Project Implementation Costs: \$5,832,745.00

Other: \$3,085,112.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,196,092.00

Anticipated TOTAL Project Costs: \$63,761,412.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Kansas City

Hickman Mills TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Aventis Pharmaceuticals
Senate District: 9
House District: 45; 50

Original Date Plan/Project Approved:

12/3/1992

Plan Description:

New construction of approximately 1 million square feet office space, 200,000sf R&D space and 274,000sf commercial redevelopment; improvements to Hickman Mills Road, acquisition and clean-up and infrastructure improvements.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	260
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Number of Retained Jobs:

Projected:	2564	Actual to Date:	2564
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Kansas City

Hickman Mills TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$17,924,481.14 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,805,170.15 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$177,644,408.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,483,645.00

Other: \$43,613,947.00

Other: \$7,362,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$230,104,500.00

Anticipated TOTAL Project Costs: \$655,199,595.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

Kansas City

Hotel Phillips Projects B & C TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City Center Square Equities, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 4/6/2000

Plan Description:

Project B is construction of a parking garage and the commercial space on the ground level of the garage.
Project C is City Center Square office building which Project is expected to furnish the TIF-eligible redevelopment costs for Project B.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Hotel Phillips Projects B & C TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,602,873.59 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,420,860.31 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,016,731.00

Property Acquisition and Relocation Costs: \$1,366,881.00

Project Implementation Costs: \$1,010,630.00

Other: \$373,287.00

Other: \$452,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,219,529.00

Anticipated TOTAL Project Costs: \$7,318,507.90

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Hotel Phillips, Project A TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Marcus Hotels, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

4/6/2000

Plan Description:

Project A consists of the restoration, renovation and improvement of the 213-room historic Hotel Phillips in downtown Kansas City, Jackson County.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 2

Number of Retained Jobs:

Projected: 81

Actual to Date: 81

Kansas City

Hotel Phillips, Project A TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,000,584.13 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,192,358.05 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,366,881.00

Project Implementation Costs: \$4,475,648.00

Other: \$377,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,219,529.00

Anticipated TOTAL Project Costs: \$7,318,507.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Jazz District TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Jazz District Redevelopment Corporation

Senate District: 9

House District: 37

Original Date Plan/Project Approved:

3/25/1999

Plan Description:

Construction of 204 residential units and 70,000sf commercial space and parking at the Attucks School site and elsewhere with all necessary infrastructure, utilities and street improvements.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development and required parcel ass/y & relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Jazz District TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,759.84 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$74,590.22 Amount on Hand: \$10,514.60

Economic Activity Taxes:

Total received since inception: \$369,560.01 Amount on Hand: \$3,245.24

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,247,613.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$339,957.00

Other: \$4,989,428.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,576,998.00

Anticipated TOTAL Project Costs: \$44,281,135.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Judicial Square TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Judicial Square, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 5/22/2003

Plan Description:

Renovation of the Griffith Building (originally known as the Mutual Building), a 7-story brick structure in downtown Kansas City.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 57

Actual to Date: 57

Kansas City

Judicial Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$166,060.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$183,927.37 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$87,498.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$689,498.00

Anticipated TOTAL Project Costs: \$4,396,735.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

KCI Corridor TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): MD Management
Senate District: 34
House District: 32

Original Date Plan/Project Approved:

3/11/1999

Plan Description:

Multiple improvements to major public roadways, interstate interchanges and intersections and related infrastructure work throughout the Area.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure to construct adequate capacity for development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

KCI Corridor TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,232,559.19 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$40,042,426.31 Amount on Hand: \$1,232,559.19

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,173,163.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,173,163.00

Anticipated TOTAL Project Costs: \$2,173,163.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

Midtown-Linwood TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Midtown Redevelopment Corporation

Senate District: 10

House District: 39

Original Date Plan/Project Approved:

11/17/1988

Plan Description:

Construction of a 120,000 Home Depot store and a 150,000sf Costco discount warehouse store.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market and required parcel assembly & relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Midtown-Linwood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$887.79 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,826,270.04 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,722,339.46 Amount on Hand: \$887.79

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,659,060.00

Property Acquisition and Relocation Costs: \$890,940.00

Project Implementation Costs: \$0.00

Other: \$295,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,845,500.00

Anticipated TOTAL Project Costs: \$57,538,984.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

New England Bank Building TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 21 W. 10th, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

11/2/2000

Plan Description:

Rehabilitation of the 18-story New England National Bank Building including 7000sf for restaurant use on the first three floors and 70,000sf office space on the remaining levels.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

New England Bank Building TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1.33 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,042,154.17 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$24.99 Amount on Hand: \$1.33

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,870,678.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$246,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,116,678.00

Anticipated TOTAL Project Costs: \$11,842,661.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

New York Life TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Aquila, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

11/21/1994

Plan Description:

Rehabilitation of the historic New York Life Building and construction of a parking garage.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market and required parcel assembly and relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 158

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

New York Life TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$333.22 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,927,396.41 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,606,909.74 Amount on Hand: \$333.22

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,480,000.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$9,660,000.00

Other: \$336,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,516,500.00

Anticipated TOTAL Project Costs: \$31,524,120.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

North Oak Projects 3, 4, 5A, 5B & 6 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hunt Midwest

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

2/24/2005

Plan Description:

Projects 3-6 will be developed as 211,000sf retail space and improvements to the infrastructure in the North Oak Corridor. Other TIF funding will be used for improvements to the surrounding neighborhoods.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

The Project required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 55

Actual to Date:

55

Number of Retained Jobs:

Projected: 241

Actual to Date:

241

Kansas City

North Oak Projects 3, 4, 5A, 5B & 6 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$811,189.88 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,786,994.28 Amount on Hand: \$811,189.88

Economic Activity Taxes:

Total received since inception: \$2,328,419.87 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,710,582.00

Property Acquisition and Relocation Costs: \$2,840,252.00

Project Implementation Costs: \$3,252,561.00

Other: \$250,000.00

Other: \$1,382,608.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,436,003.00

Anticipated TOTAL Project Costs: \$50,782,475.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

North Oak Trafficway TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s):

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

2/24/2005

Plan Description:

TIF is being used as a source of revenue for the implementation of a North Oak Trafficway Corridor Plan (the "Corridor Plan"). The Plan will evaluate existing conditions and make recommendations regarding strategies/improvements that need to be made.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

The Project required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

North Oak Trafficway TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,346.46 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$39,499.12 Amount on Hand: \$7,928.01

Economic Activity Taxes:

Total received since inception: \$113,186.84 Amount on Hand: \$27,418.45

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,084,840.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,982,800.00

Other: \$350,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,417,640.00

Anticipated TOTAL Project Costs: \$34,797,600.00

Financing Method: Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

North Oak-Cerner (Project 1) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Cerner Corporation
Senate District: 17
House District: 31

Original Date Plan/Project Approved:

2/24/2005

Plan Description:

Eventual construction of office spaces for Cerner Corporation in the old Farmland Industries HQ Building to create 400 new jobs along with an investment of \$30 million in real and personal property and improvements to real property.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

The Projects require significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 400

Actual to Date: 448

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

North Oak-Cerner (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$253,788.76 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$275,392.84 Amount on Hand: \$253,788.76

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,067,640.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$350,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,417,640.00

Anticipated TOTAL Project Costs: \$34,797,600.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Parvin Road TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hunt Midwest Real Estate Company

Senate District: 17

House District: 34

Original Date Plan/Project Approved:

12/14/2000

Plan Description:

Expand and improve public infrastructure to accommodate expansion of the existing above-ground industrial park and the developer's underground complex known as the Subtropolis.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

The Projects required significant infrastructure investment to remedy existing inadequate conditions and capacity and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 5673

Actual to Date:

554

Number of Retained Jobs:

Projected: 4793

Actual to Date:

4793

Kansas City

Parvin Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,357.70 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$14,115,258.36 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,172,534.76 Amount on Hand: \$1,357.70

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,619,514.00

Property Acquisition and Relocation Costs: \$411,000.00

Project Implementation Costs: \$3,785,701.00

Other: \$43,989,399.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$67,805,614.00

Anticipated TOTAL Project Costs: \$87,104,980.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Performing Arts (Projects 1 & 2) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): PAC Holdings, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 1/30/2003

Plan Description:

Public improvements throughout the Redevelopment Area, the Performing Arts Center, expansion and redevelopment of the H. Roe Bartle Exhibition Hall, development of premier office complex with additional office and public developments.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	6	Actual to Date:	4
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Number of Retained Jobs:

Projected:	9	Actual to Date:	9
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Kansas City

Performing Arts (Projects 1 & 2) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$338,580,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Pershing Road (IRS) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Pershing Road Development Co. LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

4/3/2000

Plan Description:

Redevelopment of the former United States Post Office, construction of office space, public parking garage next to Union Station, a pedestrian bridge between Union Station and the Freighthouse District, and site/streetscape improvements in the area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 4000

Actual to Date:

5846

Number of Retained Jobs:

Projected: 340

Actual to Date:

119

Kansas City

Pershing Road (IRS) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$18,876,700.30 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$20,748,194.87 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$125,598,794.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$525,255.00

Other: \$3,788,022.00

Other: \$184,522,528.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$314,434,599.00

Anticipated TOTAL Project Costs: \$589,057,605.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Prospect North TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Parkway Holdings
Senate District: 17
House District: 33; 38

Original Date Plan/Project Approved:

3/23/2000

Plan Description:

New construction of 274,340sf commercial, 207 attached single-family units, construction of a portion of Maple Woods Pkwy west of MO-1 Hwy and significant upgrade to Agnes Road.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Prospect North TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$68.64 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$380,208.59 Amount on Hand: \$68.64

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,690,470.00

Property Acquisition and Relocation Costs: \$1,585,000.00

Project Implementation Costs: \$0.00

Other: \$1,087,137.00

Other: \$6,127,963.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,490,570.00

Anticipated TOTAL Project Costs: \$112,473,499.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

River Market #500 SAF TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s):

Senate District: 10

House District: 40

Original Date Plan/Project Approved:

12/19/1999

Plan Description:

Development of the historic Town Of Kansas archeological site including construction of an interpretive center and numerous other related projects to create an overall redevelopment of the former dump site and railroad yards.

Plan/Project Status: Seeking developer

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

River Market #500 SAF TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$160,022.38 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,286,439.17 Amount on Hand: \$160,022.38

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

River Market Project 11 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): River View Central, LLC
Senate District: 10
House District: 40

Original Date Plan/Project Approved:

12/16/1999

Plan Description:

Development of the historic Town Of Kansas archeological site including construction of an interpretive center and numerous other related projects to create an overall redevelopment of the former dump site and railroad yards.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

River Market Project 11 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,691,690.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$487,710.00

Other: \$2,527,802.00

Other: \$385,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,092,202.00

Anticipated TOTAL Project Costs: \$12,111,102.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

River Market-Project 16 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 4th & Locust, LLC
Senate District: 10
House District: 40

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

Development of the historic Town Of Kansas archeological site including construction of an interpretive center and numerous other related projects to create an overall redevelopment of the former dump site and railroad yards.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

River Market-Project 16 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$127,027.87 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$105,169.10 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$317,344.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$18,000.00

Other: \$385,250.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$720,594.00

Anticipated TOTAL Project Costs: \$1,296,967.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

River Market-Project 17 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): First & Main

Senate District: 10

House District: 40

Original Date Plan/Project Approved:

12/16/1999

Plan Description:

Development of the historic Town Of Kansas archeological site including construction of an interpretive center and numerous other related projects to create an overall redevelopment of the former dump site and railroad yards.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

River Market-Project 17 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.71 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$404,821.06 Amount on Hand: \$0.71

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,114,828.00

Other: \$565,670.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,680,498.00

Anticipated TOTAL Project Costs: \$8,325,447.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Santa Fe TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Damon Pursell Construction Company
Senate District: 9
House District: 44

Original Date Plan/Project Approved: 9/30/1993

Plan Description:

Reclamation of an old rock quarry site and new construction of commercial and industrial uses with all necessary construction and improvements to related infrastructure.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Santa Fe TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$336,630.12 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,405,732.98 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$154,368,907.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$10,000,000.00

Other: \$562,350.00

Other: \$2,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$166,931,257.00

Anticipated TOTAL Project Costs: \$670,369,257.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Savoy Hotel TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 9th & Central Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/18/1999

Plan Description:

Restoration of the historic Savoy Hotel, provide surface parking and pending future approval, build a new 200-room hotel and provide structured parking.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Savoy Hotel TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,000.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$64,384.78 Amount on Hand: \$2,137.80

Economic Activity Taxes:

Total received since inception: \$199,917.48 Amount on Hand: \$7,862.20

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,270,574.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,270,574.00

Anticipated TOTAL Project Costs: \$15,489,679.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Searcy Creek TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): City of Kansas City, MO

Senate District: 17

House District: 34

Original Date Plan/Project Approved:

3/11/1993

Plan Description:

Construction of a sanitary sewer trunk line to serve the developing area of NE Kansas City.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Searcy Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$733,852.59 As of: 4/30/2012

Payments in Lieu of Taxes:

 Total received since inception: \$3,967,012.62 Amount on Hand: \$733,852.59

Economic Activity Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$2,350,000.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$46,000.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,396,000.00

Anticipated TOTAL Project Costs: \$3,146,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

Kansas City

Shoal Creek (Hunt Midwest) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hunt Midwest

Senate District: 17

House District: 34; 35

Original Date Plan/Project Approved:

11/10/1994

Plan Description:

Construction for residential and commercial uses including improvements to infrastructure street construction on numerous streets and roadways within the Area and the I-35/I-29 interchange.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

The Area required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:

0

Actual to Date:

0

Number of Retained Jobs:

Projected:

0

Actual to Date:

0

Kansas City

Shoal Creek (Hunt Midwest) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,735,142.25 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$89,499,218.75 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$59,335,688.01 Amount on Hand: \$2,735,142.25

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$147,980,366.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$330,000.00

Other: \$1,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$149,310,366.00

Anticipated TOTAL Project Costs: \$223,826,013.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

Southtown/31st & Baltimore (Project G) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Citadel Plaza, LLC c/o CDC of Kansas City

Senate District: 9; 10

House District: 37; 43

Original Date Plan/Project Approved:

12/19/1994

Plan Description:

Creation of a mixed-use shopping village with highway accessibility and community access. Includes 250,000sf retail, grocery, bank and restaurants; 300 residential units and 900 parking spaces.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Southtown/31st & Baltimore (Project G) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$937.67 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$20,976.47 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$76,565.23 Amount on Hand: \$937.67

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,600,000.00

Property Acquisition and Relocation Costs: \$9,769,700.00

Project Implementation Costs: \$18,952,169.00

Other: \$6,564,499.00

Other: \$4,626,759.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$67,513,127.00

Anticipated TOTAL Project Costs: \$110,766,557.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Southtown/31st & Baltimore (Project I) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Kansas City TIF Commission
Senate District: 9; 10
House District: 37; 43

Original Date Plan/Project Approved: 12/19/1994

Plan Description:

Improve the identity and amenities of the Main Street Corridor including improvements to public parks, increase the security of the Liberty Memorial and the entire Corridor area.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Southtown/31st & Baltimore (Project I) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,270,229.02 As of: 4/30/2012

Payments in Lieu of Taxes:

 Total received since inception: \$10,713,454.10 Amount on Hand: \$9,270,229.02

Economic Activity Taxes:

 Total received since inception: \$1,608,420.69 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$8,878,278.00

 Other: \$250,000.00

 Other: \$476,546.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,604,824.00

Anticipated TOTAL Project Costs: \$9,604,824.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Southtown/31st & Baltimore TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): HCA

Senate District: 9; 10

House District: 37; 43

Original Date Plan/Project Approved:

12/19/1994

Plan Description:

Rehabilitation and new construction of commercial, residential and institutional structures.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 187

Actual to Date:

187

Number of Retained Jobs:

Projected: 2412

Actual to Date:

2578

Kansas City

Southtown/31st & Baltimore TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,311.43 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$21,297,759.01 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,539,434.90 Amount on Hand: \$36,311.43

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,103,904.00

Property Acquisition and Relocation Costs: \$1,992,721.00

Project Implementation Costs: \$29,911,396.00

Other: \$9,775,573.00

Other: \$146,200.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$47,929,794.00

Anticipated TOTAL Project Costs: \$121,862,577.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

Kansas City

Summit-Output Technologies (Projects 1, 2, 21, 26)

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Output Technologies, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

8/31/1995

Plan Description:

Creation of a technology campus through adaptive reuse of existing structures and construction of new office, warehouse and light industrial structures, parking and landscape improvements.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date:

273

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kansas City

Summit-Output Technologies (Projects 1, 2, 21, 26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,121,377.12 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,882,564.13 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$705,600.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$409,600.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,115,200.00

Anticipated TOTAL Project Costs: \$1,115,200.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

Summit-Pershing Building (Project 8) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Pershing Building, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

8/10/2000

Plan Description:

Rehabilitation for adaptive reuse of the Pershing Building as commercial, office and retail space.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 242

Actual to Date: 242

Kansas City

Summit-Pershing Building (Project 8) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4.28 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$894,760.70 Amount on Hand: \$1.28

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$480,000.00

Other: \$48,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$528,000.00

Anticipated TOTAL Project Costs: \$9,300,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Three Trails TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Three Trails Redevelopment, LLC
Senate District: 9
House District: 44

Original Date Plan/Project Approved:

2/7/2002

Plan Description:

A comprehensive redevelopment program to eliminate blighting conditions currently burdening the Redevelopment Area.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development; required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Three Trails TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$37,676.17 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$37,851.05 Amount on Hand: \$36,374.18

Economic Activity Taxes:

Total received since inception: \$1,363.83 Amount on Hand: \$1,301.99

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$95,869,654.00

Property Acquisition and Relocation Costs: \$44,751,766.00

Project Implementation Costs: \$1,250,000.00

Other: \$44,273,156.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$186,144,576.00

Anticipated TOTAL Project Costs: \$949,355,061.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Tower Properties Project A TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): CB Building Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

11/27/1995

Plan Description:

Construction of a 330-spot parking garage at 9th & Walnut streets.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

1

Kansas City

Tower Properties Project A TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$999,121.58 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$33,482.15 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,640,000.00

Anticipated TOTAL Project Costs: \$2,640,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Tower Properties Project B TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Tower Properties
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

11/27/1995

Plan Description:

Construction of 1 million square feet office space, rehabilitation of the former Federal Building located at 909 Walnut Street; construction of 2000 structured parking spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

Tower Properties Project B TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$134,461.71 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$870,840.32 Amount on Hand: \$129,373.18

Economic Activity Taxes:

Total received since inception: \$89,204.56 Amount on Hand: \$5,088.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,836,930.50

Property Acquisition and Relocation Costs: \$325,000.00

Project Implementation Costs: \$0.00

Other: \$576,301.00

Other: \$266,980.50

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,180,212.00

Anticipated TOTAL Project Costs: \$8,180,212.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

Tower Properties Project H, TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 909 E. Walnut, LLC c/o SIMBOL Commercial

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

11/27/1995

Plan Description:

Construction of 1 million square feet office space and approximately 2,750 structured parking spaces with all appurtenances thereto including streetscape and redevelopment of the 34-story Fidelity National Bank & Trust Company Building.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 7

Actual to Date: 7

Kansas City

Tower Properties Project H, TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$89,474.77 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$704,045.55 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,586,110.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$0.00

Other: \$635,893.00

Other: \$6,710,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,932,000.00

Anticipated TOTAL Project Costs: \$15,932,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Union Hill TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Union Hill Development Company
Senate District: 10
House District: 37; 38

Original Date Plan/Project Approved: 12/18/1994

Plan Description:

The Plan provides for continuation of neighborhood revitalization begun under the Union Hill 353 designation. The TIF provides specifically for acquisition and blight removal, infrastructure improvements and a residential/commercial loan/grant program.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	Actual to Date:	128
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Number of Retained Jobs:

Projected:	40	Actual to Date:	0
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Kansas City

Union Hill TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$349.12 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,889,614.43 Amount on Hand: \$349.12

Economic Activity Taxes:

Total received since inception: \$1,824,210.44 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,250,000.00

Property Acquisition and Relocation Costs: \$5,826,423.00

Project Implementation Costs: \$545,000.00

Other: \$1,035,661.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,657,084.00

Anticipated TOTAL Project Costs: \$96,308,761.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Union Hill-KCPT (Projects C1, C2, C3 & D) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): KCPT Television
Senate District: 10
House District: 37; 38

Original Date Plan/Project Approved:

10/26/2000

Plan Description:

KCPT acquired 5 deteriorated buildings west of the current facility. Four of the buildings will be demolished, the fifth will be renovated along with the current station facility to prepare for conversion to digital broadcasting.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 3

Actual to Date: 3

Number of Retained Jobs:

Projected: 50

Actual to Date: 50

Kansas City

Union Hill-KCPT (Projects C1, C2, C3 & D) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$509,949.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$509,949.00

Anticipated TOTAL Project Costs: \$15,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

Kansas City

Universal Floodwater TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Universal Land Redevelopment
Senate District: 10
House District: 40

Original Date Plan/Project Approved: 4/18/1991

Plan Description:

The plan provides that new taxes resulting from construction of 2.8 - 3.3 million square ft commercial & industrial development shall reimburse costs of flood control and water detention, street improvements, storm sewers and a pump station.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	21	Actual to Date:	21
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Number of Retained Jobs:

Projected:	279	Actual to Date:	337
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Kansas City

Universal Floodwater TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,106,152.40 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$15,255,095.16 Amount on Hand: \$4,963,385.91

Economic Activity Taxes:

Total received since inception: \$5,495,238.07 Amount on Hand: \$1,142,766.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,890,554.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,040,554.00

Anticipated TOTAL Project Costs: \$138,181,554.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

Uptown Theater TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): UGA, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

6/11/1994

Plan Description:

Revitalization of a key section of the Broadway Corridor. The Plan promotes redevelopment within a deteriorating stretch of Broadway. Anchored by the restoration of the Uptown Theater and redevelopment of the neighboring Valentine Shopping Center.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date:

38

Number of Retained Jobs:

Projected: 0

Actual to Date:

38

Kansas City

Uptown Theater TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$477.89 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$278,403.46 Amount on Hand: \$477.89

Economic Activity Taxes:

Total received since inception: \$1,354,830.54 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,250,000.00

Project Implementation Costs: \$1,558,150.00

Other: \$310,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,118,150.00

Anticipated TOTAL Project Costs: \$9,904,022.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Walnut Creek TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Walnut Creek Apartment Associates

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

11/23/1988

Plan Description:

Construction of 350 apartments and amenities and construction of intersection improvements at NE 42nd & N. Holmes, extension of Parvin Road and NE Tracy and installation of water and sanitary sewer mains to the area.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 1

Actual to Date: 1

Number of Retained Jobs:

Projected: 7

Actual to Date: 7

Kansas City

Walnut Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$536,271.72 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,647,135.97 Amount on Hand: \$536,271.72

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,773,826.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$129,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,902,828.00

Anticipated TOTAL Project Costs: \$17,632,052.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Kansas City

West 17th Street TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Sobel Redevelopment Corporation
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

8/7/2008

Plan Description:

Preservation, rehabilitation or redevelopment of a total six RPAs within the overall TIF district. Projects to include building restoration-reuse, parking, streetscape and other infrastructure improvements to better serve the redeveloped area.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market.

Number of New Jobs:

Projected: 130

Actual to Date:

62

Number of Retained Jobs:

Projected: 60

Actual to Date:

29

Kansas City

West 17th Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$527,863.63 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,494,669.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$1,702,374.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,697,043.00

Anticipated TOTAL Project Costs: \$21,994,074.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

West Edge (Projects 1 & 2) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Trilogy, Inc.

Senate District: 10

House District: 39; 44

Original Date Plan/Project Approved:

1/17/2003

Plan Description:

Construction of high-quality mixed-use redevelopments consistent in design and scope with the existing Country Club Plaza area landscape.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Kansas City

West Edge (Projects 1 & 2) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$370,423.78 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$517,553.64 Amount on Hand: \$370,423.78

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$23,135,054.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,212,064.00

Other: \$1,195,010.00

Other: \$1,060,358.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,602,486.00

Anticipated TOTAL Project Costs: \$116,185,608.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Winchester Ventures TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Winchester Ventures II

Senate District: 9

House District: 42; 50

Original Date Plan/Project Approved:

12/19/1991

Plan Description:

Development of a business campus to compete with those settings located in outlying suburban areas and help provide basic infrastructure improvements to an older residential neighborhood.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 680

Actual to Date:

2088

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kansas City

Winchester Ventures TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,825,048.14 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$11,296,308.86 Amount on Hand: \$5,640,621.89

Economic Activity Taxes:

Total received since inception: \$10,139,618.20 Amount on Hand: \$5,184,426.25

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,143,440.00

Property Acquisition and Relocation Costs: \$741,000.00

Project Implementation Costs: \$1,079,000.00

Other: \$195,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,158,440.00

Anticipated TOTAL Project Costs: \$135,158,440.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

Kansas City

Winchester-KMBC (Project 3) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hearst-Argyle Stations, Inc.

Senate District: 9

House District: 42; 50

Original Date Plan/Project Approved:

12/19/1991

Plan Description:

Development of a business campus to compete with those settings located in outlying suburban areas and help provide basic infrastructure improvements to an older residential neighborhood.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Unusual and extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 156

Actual to Date:

156

Kansas City

Winchester-KMBC (Project 3) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$136.26 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$15,032,694.11 Amount on Hand: \$136.26

Economic Activity Taxes:

Total received since inception: \$388,708.98 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,020,150.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,020,150.00

Anticipated TOTAL Project Costs: \$1,020,150.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Winchester-Visions (Project 13) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Visions Building Corporation
Senate District: 9
House District: 42; 50

Original Date Plan/Project Approved: 12/19/1991

Plan Description:

The Plan is an extension of the Winchester Center TIF Plan. Visions is known as Project 13 and calls for the development of 1,133,600sf office space and 20,000sf retail space, acquisition of certain residential property and improvements to infrastructure

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The projects required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	75	Actual to Date:	75
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Kansas City

Winchester-Visions (Project 13) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$250,576.25 As of: 4/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$650,210.93 Amount on Hand: \$138,621.57

Economic Activity Taxes:

Total received since inception: \$384,373.48 Amount on Hand: \$111,965.37

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$550,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$550,000.00

Anticipated TOTAL Project Costs: \$2,400,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kearney

Northland Development Redevelopment Area

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): Platte-Clay Industrial Development Corporation

Senate District: 21

House District: 35

Original Date Plan/Project Approved:

9/5/1995

Plan Description:

Construction of water and sewer extensions, Hwy 92 widening and new street construction for future expansion pursuant to location of the Platte-Clay Electric Cooperative headquarters/warehouse facility in Kearney

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Northland Development Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$46,328.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,974,889.00 Amount on Hand: \$76,328.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kearney

Shoppes at Kearney

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): Star Acquisitions, LLC

Senate District: 21

House District: 35

Original Date Plan/Project Approved:

1/19/2010

Plan Description:

New construction of a 170,000sf retail area including a grocery supermarket.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 322

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Kearney

Shoppes at Kearney

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,828,752.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,828,752.00

Anticipated TOTAL Project Costs: \$39,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 19

Kirksville

Kirksville Downtown Improvement Plan

Contact Agency: Kirksville

Contact Phone: 660-627-1224

Developer(s):

Senate District: 18

House District: 2

Original Date Plan/Project Approved:

12/27/1999

Plan Description:

A mixed-use development including new construction and rehabilitation of buildings, façade improvements, renovation of streets, sidewalks and other public areas. Infrastructure serving downtown will be improved, wayfinding signage & pedestrian access.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 20

Actual to Date: 0

Number of Retained Jobs:

Projected: 100

Actual to Date: 0

Kirksville

Kirksville Downtown Improvement Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$419,849.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,663,894.00 Amount on Hand: \$419,849.00

Economic Activity Taxes:

Total received since inception: \$842,420.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,052,479.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kirksville

South Highway 63 Corridor

Contact Agency: Kirksville
Contact Phone: 660-627-1224
Developer(s): Kirksville Mall, LLC
Senate District: 18
House District: 2

Original Date Plan/Project Approved:

7/20/2009

Plan Description:

Construction and renovation of various commercial uses including officem, general commercial, institutional and retail of approximately 138,000sf. Includes all necessary infrastructure and utility upgrades.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 82

Actual to Date: 82

Kirksville

South Highway 63 Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$70,318.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$73,278.00 Amount on Hand: \$70,318.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$7,053,736.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kirkwood

Pioneer Place

Contact Agency: Kirkwood

Contact Phone: 314-822-5834

Developer(s): Novus Development Company

Senate District: 15

House District: 94

Original Date Plan/Project Approved:

12/12/1995

Plan Description:

Redevelopment of a former state highway department building and five additional parcels for construction of commercial retail, restaurant and office buildings.

Plan/Project Status: District dissolved 11/3/2011

Area Type: Not specified in report

But for Determination:

Not specified in report

Number of New Jobs:

Projected: 0

Actual to Date:

257

Number of Retained Jobs:

Projected: 132

Actual to Date:

132

Kirkwood
Pioneer Place

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,047,632.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$835,428.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$781,500.00

Property Acquisition and Relocation Costs: \$1,738,500.00

Project Implementation Costs: \$0.00

Other: \$60,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,580,000.00

Anticipated TOTAL Project Costs: \$4,378,500.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 0

Lake Ozark

Horseshoe Bend Interior District

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): Horseshoe Bend Development Group, LLC

Senate District: 33

House District: 124

Original Date Plan/Project Approved:

7/13/2006

Plan Description:

Construction of various commercial uses including office, institutional and retail with a total 2,900,000sf and 1290 medium-density housing units, 850 high-density housing units and related improvements to public infrastructure in the area.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 2780

Actual to Date:

0

Number of Retained Jobs:

Projected: 25

Actual to Date:

25

Lake Ozark

Horseshoe Bend Interior District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$49,202,885.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,340,650.00

Other: \$108,443,409.00

Other: \$11,593,220.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$172,610,164.00

Anticipated TOTAL Project Costs: \$857,867,672.00

Financing Method: Pay-as-you-go; TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lake Ozark

The Briscoe's Ozark Development Group TIF Plan

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): The Briscoe's Ozark Development Group, LLC

Senate District: 33

House District: 124

Original Date Plan/Project Approved:

1/22/2008

Plan Description:

New construction and development of 696,414sf in three separate Project Areas to consist of general commercial, office, institutional and retail uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 1916

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Lake Ozark

The Briscoe's Ozark Development Group TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,850,534.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,057,171.00

Other: \$688,725.00

Other: \$4,863,322.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,459,862.00

Anticipated TOTAL Project Costs: \$140,268,862.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

21

Current anticipated estimated number of years to retirement:

Lake Ozark

US Hwy 54 & Business 54 TIF Plan

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): RIS, Inc.

Senate District: 33

House District: 124

Original Date Plan/Project Approved:

4/24/2007

Plan Description:

Retail and housing development in four phases totaling 935,459sf retail; 150-room hotel and 400 residential units.

Plan/Project Status: Under construction

Area Type: Blight; no infrastructure in place

But for Determination:

Unusual and extraordinary made projects financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 750

Actual to Date:

237

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Lake Ozark

US Hwy 54 & Business 54 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$213,263.08 As of: 11/16/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$360,680.39 Amount on Hand: \$213,263.08

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,931,382.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$8,375,875.00

Other: \$6,165,770.00

Other: \$3,027,001.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$60,960,028.00

Anticipated TOTAL Project Costs: \$239,581,797.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Chapel Ridge TIF District

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Atcheson & Haas, LLC

Senate District: 8

House District: 52; 55

Original Date Plan/Project Approved:

12/7/2000

Plan Description:

Two Redevelopment Projects to contain a total 282, 213sf retail space, 856,873sf office space, 125 single-family housing units and 334 multi-family units and a hotel.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

The projects required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development.

Number of New Jobs:

Projected: 2599

Actual to Date:

744

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Lee's Summit

Chapel Ridge TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$8,759,515.17 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,055,313.99 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$32,140,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,414,160.00

Anticipated TOTAL Project Costs: \$101,846,800.00

Financing Method: Pay-as-you-go; Other Bond; Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

East U.S. Hwy 50 Corridor Improvement TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): City of Lee's Summit
Senate District: 8
House District:

Original Date Plan/Project Approved: 12/13/2007

Plan Description:

Four Project Areas to contain various improvements including medical and commercial offices, mixed-use and retail spaces.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

East U.S. Hwy 50 Corridor Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$953,263.59 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,177,585.84 Amount on Hand: \$953,263.59

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,369,233.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$45,369,233.00

Anticipated TOTAL Project Costs: \$250,000,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Hartley Block TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Hartley's Appliance & Furniture, Inc.

Senate District: 8

House District: 56

Original Date Plan/Project Approved:

8/17/2006

Plan Description:

Redevelopment and rehabilitation of a former two-story hardware store and Hartley's Furniture Store facilities. The Plan calls for completion of 18 new residential units and a 17,000sf parking garage, along with mixed-use retail space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date:

36

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Lee's Summit

Hartley Block TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$179,941.38 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$169,229.23 Amount on Hand: \$169,229.73

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,980,360.00

Property Acquisition and Relocation Costs: \$310,000.00

Project Implementation Costs: \$253,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,543,860.00

Anticipated TOTAL Project Costs: \$7,653,984.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

I-470 & 350 Hwy TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): RED Capital Holdings of Lee's Summit

Senate District: 8

House District:

Original Date Plan/Project Approved:

4/4/2000

Plan Description:

New construction of a regional shopping center facility with approximately 700,000sf retail space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date:

1530

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Lee's Summit

I-470 & 350 Hwy TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$225,304.05 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$17,569,003.87 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$34,448,080.39 Amount on Hand: \$225,304.05

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,582,575.00

Property Acquisition and Relocation Costs: \$3,449,333.00

Project Implementation Costs: \$2,621,630.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$51,653,538.00

Anticipated TOTAL Project Costs: \$1,471,744,227.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Lee's Summit

I-470 Business & Technology Center TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): LBC Development Corporation
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 7/27/2006

Plan Description:

Construction of 975,000sf office & warehouse space, 29,700sf general retail space, 25,000sf restaurant development and a 42,250sf strip retail center. Infrastructure improvements to facilitate stormwater runoff, wetland mitigation & road work.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	102
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

I-470 Business & Technology Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$140,978.11 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,081,491.15 Amount on Hand: \$90,183.28

Economic Activity Taxes:

Total received since inception: \$16,158.76 Amount on Hand: \$8,723.91

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,912,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$160,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,072,000.00

Anticipated TOTAL Project Costs: \$70,872,183.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

New Longview TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): Gale Communities, Inc.
Senate District: 8
House District: 56

Original Date Plan/Project Approved:

3/21/2002

Plan Description:

The Plan includes the renovation of 13 historic buildings and new construction of 220,000sf retail and 176,000commercial office space.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date:

112

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Lee's Summit

New Longview TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,052,988.77 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$260,927.24 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,542,227.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,846,756.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,388,983.00

Anticipated TOTAL Project Costs: \$200,665,294.00

Financing Method: Pay-as-you-go; Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Northeast TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): LeMone-Smith Development Company

Senate District: 8

House District: 52; 55

Original Date Plan/Project Approved:

12/22/1988

Plan Description:

TIF was used to facilitate development of the area to enhance the success of the Lakewood Business Center on I-470 and to provide for construction of the Strother Interchange on I-470.

Plan/Project Status: District dissolved

Area Type: Not specified in report

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 380

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Lee's Summit

Northeast TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$13,252,210.94 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,782,324.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$32,140,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,922,324.00

Anticipated TOTAL Project Costs: \$33,922,324.00

Financing Method: Pay-as-you-go; TIF Bond; Other Bond; Other

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 0

Lee's Summit

Ritter Plaza TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): Ritter Plaza, LLC
Senate District: 8
House District: 56

Original Date Plan/Project Approved:

11/15/2007

Plan Description:

New construction of 41,000sf retail development with necessary improvements to public infrastructure consisting of drainage modifications, traffic signalization and road improvements at the 291 Hwy and Swann Rd. intersection.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date:

24

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Lee's Summit

Ritter Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$624.67 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$590.26 Amount on Hand: \$590.26

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,899,650.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$434,102.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,333,752.00

Anticipated TOTAL Project Costs: \$13,319,998.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Summit Fair TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): RED Development, LLC
Senate District: 8
House District: 56

Original Date Plan/Project Approved:

8/24/2006

Plan Description:

Construction of a 497,000sf "upscale" shopping center, realignment of Blue Pkwy, improvements to Chipman Road and related other infrastructure improvements.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date:

1106

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Lee's Summit

Summit Fair TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,433,666.77 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,717,429.08 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,596,248.00

Property Acquisition and Relocation Costs: \$10,243,729.00

Project Implementation Costs: \$2,082,149.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,871,676.00

Anticipated TOTAL Project Costs: \$144,436,904.00

Financing Method: Pay-as-you-go; TIF Bond; Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Liberty Triangle TIF Project (Areas A-H)

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): LTD Enterprises/Lowe's Home Centers

Senate District: 17

House District: 34

Original Date Plan/Project Approved:

12/19/2002

Plan Description:

Development of approximately 28 separate tracts by various owners, TIF is used to construct public storm sewer, street and other improvements necessary and pertinent to support development.

Plan/Project Status: Under construction

Area Type: Blight; Economic Development

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 974

Number of Retained Jobs:

Projected: 250

Actual to Date: 250

Liberty

Liberty Triangle TIF Project (Areas A-H)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,645,535.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$2,100,514.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,225,062.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,934,371.00

Property Acquisition and Relocation Costs: \$4,995,271.00

Project Implementation Costs: \$0.00

Other: \$328,457.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,258,099.00

Anticipated TOTAL Project Costs: \$95,584,451.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Liberty Triangle TIF Project (Blue Jay Crossing)

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): STAR Development

Senate District: 17

House District: 34

Original Date Plan/Project Approved:

10/27/2008

Plan Description:

New construction of mixed-use retail and commercial with necessary and pertinent improvements to public and/or private infrastructure to support the development.

Plan/Project Status: Under construction

Area Type: Blight; Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 200

Actual to Date:

153

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Liberty

Liberty Triangle TIF Project (Blue Jay Crossing)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: (\$9,687.00) As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$235,618.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$149,154.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,036,395.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$343,348.00

Other: \$238,112.00

Other: \$788,042.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,405,896.00

Anticipated TOTAL Project Costs: \$15,407,259.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Liberty

Roger's Plaza TIF District

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): Roger's Sporting Goods

Senate District: 17

House District: 34

Original Date Plan/Project Approved:

12/11/2006

Plan Description:

Development of a retail/commercial shopping center to include 99,500sf retail space, 15,000sf warehouse and a 22,500sf hotel.

Plan/Project Status: Under construction

Area Type: Blight; Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 199

Actual to Date:

81

Number of Retained Jobs:

Projected: 30

Actual to Date:

30

Liberty

Roger's Plaza TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,020,114.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$443,091.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$313,252.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,638,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$593,000.00

Other: \$1,600,000.00

Other: \$530,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,361,000.00

Anticipated TOTAL Project Costs: \$3,032,902.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Whitehall Station

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): Whitehall Station, LLC

Senate District: 17

House District: 34

Original Date Plan/Project Approved:

9/25/2006

Plan Description:

Redevelopment of the property into retail and mixed-use with public storm sewer, street and other infrastructure improvements necessary to support development. The finished development is expected to total 705,109sf.

Plan/Project Status: Inactive

Area Type: Blight; Economic Development

But for Determination:

The Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 740

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Liberty

Whitehall Station

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$29,299,124.00

Property Acquisition and Relocation Costs: \$5,943,182.00

Project Implementation Costs: \$7,495,121.00

Other: \$3,277,533.00

Other: \$22,682,650.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$68,697,610.00

Anticipated TOTAL Project Costs: \$234,663,460.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Madison County

Highway 67/72 TIF District

Contact Agency: Madison County

Contact Phone: 573-783-2176

Developer(s):

Senate District: 27

House District: 156

Original Date Plan/Project Approved:

12/26/2001

Plan Description:

Construction of public improvements and infrastructure for the benefit of a business park owned by the City of Fredericktown. TIF also used to assist relocation of the electric coop facility serving Madison County out of a flood hazard area.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo cost.

Number of New Jobs:

Projected: 500

Actual to Date: 420

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Madison County

Highway 67/72 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$255,892.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,613,744.00 Amount on Hand: \$134,040.00

Economic Activity Taxes:

Total received since inception: \$1,913,744.00 Amount on Hand: \$108,063.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,550,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$50,000.00

Other: \$1,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,200,000.00

Anticipated TOTAL Project Costs: \$15,200,000.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond; Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Manchester

Highway 141/Manchester Road Redevelopment Area

Contact Agency: Manchester

Contact Phone: 636-227-1385

Developer(s): Pace Properties

Senate District: 15

House District: 88; 92

Original Date Plan/Project Approved:

11/21/2005

Plan Description:

Clearance of low-density, under-utilized properties for redevelopment into a large-scale retail project to be known as Manchester Highlands. The project will add 500,000sf retail space to the corridor.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Manchester

Highway 141/Manchester Road Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,371,349.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,546,858.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,137,227.00 Amount on Hand: \$9,371,349.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,500,000.00

Property Acquisition and Relocation Costs: \$23,500,000.00

Project Implementation Costs: \$3,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,500,000.00

Anticipated TOTAL Project Costs: \$133,075,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 16

Maryland Heights

East Dorsett Redevelopment District

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s):

Senate District: 24

House District: 79

Original Date Plan/Project Approved:

9/18/2003

Plan Description:

TIF will provide funding for investments in infrastructure, redevelopment, elimination of blighting conditions and conservation in the area.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Maryland Heights

East Dorsett Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$67,100.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$1,143,416.00 Amount on Hand: \$67,100.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,000,000.00

Property Acquisition and Relocation Costs: \$18,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,500,000.00

Anticipated TOTAL Project Costs: \$29,500,000.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Maryland Heights

Page Avenue/I-270 Redevelopment Area

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s):

Senate District: 24

House District: 79

Original Date Plan/Project Approved:

8/7/1997

Plan Description:

The projects will provide for investment in infrastructure, redevelopment, elimination of blight and conservation.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Maryland Heights

Page Avenue/I-270 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$130,585.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$236,398.00 Amount on Hand: \$130,140.00

Economic Activity Taxes:

Total received since inception: \$445.00 Amount on Hand: \$445.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,300,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$12,000,000.00

Other: \$16,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,100,000.00

Anticipated TOTAL Project Costs: \$15,100,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Maryland Heights

South Heights Redevelopment Area

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s):

Senate District: 24

House District: 79

Original Date Plan/Project Approved:

9/21/1995

Plan Description:

Development of the Area with a combination of light industrial, commercial and retail uses to encompass approximately 1 million square feet of new development.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 1000

Actual to Date:

1941

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Maryland Heights

South Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,076,303.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$15,124,106.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,074,166.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,000,000.00

Property Acquisition and Relocation Costs: \$16,100,000.00

Project Implementation Costs: \$3,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,100,000.00

Anticipated TOTAL Project Costs: \$139,500,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 23

Maryville

LMP Steel & Wire Expansion

Contact Agency: Maryville

Contact Phone: 660-562-8009

Developer(s): Nucor-LMP (Formerly LMP Steel & Wire Co.)

Senate District: 12

House District: 4

Original Date Plan/Project Approved:

4/14/2004

Plan Description:

Expansion of the existing LMP Wire & Steel manufacturing company facility by approximately 40,000sf due to the company's acquisition of Excel Grinding Company of Hammond, IN.

Plan/Project Status: Not specified in report

Area Type: Not specified in report

But for Determination:

Not specified in report

Number of New Jobs:

Projected: 40

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Maryville

LMP Steel & Wire Expansion

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$143,678.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$196,348.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$235,000.00

Other: \$40,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$471,348.00

Anticipated TOTAL Project Costs: \$1,666,348.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 9

Maryville

Maryville Town Center Redevelopment Area I

Contact Agency: Maryville

Contact Phone: 660-562-8009

Developer(s): Maryville Partners, LLC

Senate District: 12

House District: 4

Original Date Plan/Project Approved:

2/28/2005

Plan Description:

Demolition of two existing anchor buildings and new construction of a new 48,800sf anchor building, construction of a 11,090sf "junior anchor" building and general renovation of the existing retail strip center, along with infrastructure.

Plan/Project Status: Not specified in report

Area Type: Not specified in report

But for Determination:

Not specified in report

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Maryville

Maryville Town Center Redevelopment Area I

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$158,674.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$517,715.00 Amount on Hand: \$22,310.00

Economic Activity Taxes:

Total received since inception: \$547,837.00 Amount on Hand: \$136,364.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$705,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$45,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,531,000.00

Anticipated TOTAL Project Costs: \$166,348.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Moline Acres

St. Cyr Road Redevelopment Project TIF

Contact Agency: Moline Acres
Contact Phone: 314-868-2433
Developer(s): St. Cyr Investment Company
Senate District: 13
House District: 69
Original Date Plan/Project Approved: 10/13/2003
Plan Description:
Not provided in report

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo cost.

Number of New Jobs:

Projected:	75	Actual to Date:	75
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Moline Acres

St. Cyr Road Redevelopment Project TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$51,168.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$643,807.00 Amount on Hand: \$126,031.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$800,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$0.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Monett

TIF 1 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3495

Developer(s):

Senate District: 29

House District: 68; 132

Original Date Plan/Project Approved:

12/30/1996

Plan Description:

Widening and re-grading Business Hwy 60, widening U.S. Hwy 60, installation of traffic signals, storm sewers and storm water detention facilities.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date:

381

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF 1 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$418,226.08 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,605,673.42 Amount on Hand: \$93,545.26

Economic Activity Taxes:

Total received since inception: \$5,696,378.54 Amount on Hand: \$324,680.82

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Monett

TIF 2 Redevelopment Plan (RPA # 1)

Contact Agency: Monett

Contact Phone: 417-235-3495

Developer(s):

Senate District: 29

House District: 68

Original Date Plan/Project Approved:

3/2/2005

Plan Description:

Improving, widening and installing traffic signals on US Hwy 60 to improve capacity and safety of the roadway for the new construction of a Lowe's Home Improvement Store.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 110

Actual to Date:

105

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF 2 Redevelopment Plan (RPA # 1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$254,281.31 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$199,042.13 Amount on Hand: \$102,454.43

Economic Activity Taxes:

Total received since inception: \$1,259,489.12 Amount on Hand: \$151,826.88

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Mound City

Mound City TIF District

Contact Agency: Mound City

Contact Phone: 660-442-3447

Developer(s): Various

Senate District: 012

House District: 004

Original Date Plan/Project Approved:

8/30/2002

Plan Description:

Funding for the installation of infrastructure, commercial buildings and related improvements and other costs associated with blight elimination. Includes construction of a Dollar General Store, C-Store-Subway & renovation of an existing McDonalds.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 49

Actual to Date: 56

Number of Retained Jobs:

Projected: 49

Actual to Date: 56

Mound City

Mound City TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,833.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$507,513.40 Amount on Hand: \$13,883.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,117.66

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$802,400.00

Other: \$16,471.35

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$822,989.01

Anticipated TOTAL Project Costs: \$1,136,102.20

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Neosho

Neosho TIF District

Contact Agency: Neosho

Contact Phone: 471-451-8065

Developer(s):

Senate District: 32

House District: 130

Original Date Plan/Project Approved:

7/6/1999

Plan Description:

TIF is intended to fund debt service and direct costs related to infrastructure improvements in the western areas of Neosho and to encourage development along the MO-71 and US 60 highway corridors.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

Projects required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date:

226

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Neosho

Neosho TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$668,467.97 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$823,371.12 Amount on Hand: \$221,829.00

Economic Activity Taxes:

Total received since inception: \$1,742,577.23 Amount on Hand: \$446,639.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Normandy

Natural Bridge Road Development

Contact Agency: Normandy

Contact Phone: 314-725-8788

Developer(s):

Senate District: 14

House District: 71; 70

Original Date Plan/Project Approved:

2/7/2005

Plan Description:

Elimination of conditions seen as an economic liability to encourage private development of new commercial, residential and other land uses.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Normandy

Natural Bridge Road Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$236,019.42 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$338,834.62 Amount on Hand: \$236,019.42

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

North Kansas City

Northgate Village TIF Plan

Contact Agency: North Kansas City

Contact Phone: 816-412-7814

Developer(s): Hunt-Midwest Enterprises & Rainen Companies, Inc.

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

2/1/2000

Plan Description:

Replacement of 666 single-story apartments built between 1947 & 1951 with a new mixed-use development including 125 single-family homes, 94 town homes, a 6ac retail site, 120 senior apartments and 434 varied-type apartment units.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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North Kansas City

Northgate Village TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,384,001.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$138,973.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,601,611.00

Property Acquisition and Relocation Costs: \$14,000,000.00

Project Implementation Costs: \$0.00

Other: \$5,479,081.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,080,682.00

Anticipated TOTAL Project Costs: \$28,240,995.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

O'Fallon

Venture Industrial Park TIF Project

Contact Agency: O'Fallon

Contact Phone: 636-379-5522

Developer(s):

Senate District: 23

House District: 12

Original Date Plan/Project Approved:

11/18/1992

Plan Description:

Construction of a photo studio, warehouse, corporate office building, parking lots, street connection, extension of water lines and an access road and acquisition of an abandoned restaurant site, landscaping and lighting.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Blighted area with inadequate street layout, lack of water supply, etc.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$73,027.21 As of: 8/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$745,447.26 Amount on Hand: \$73,027.21

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not specified in report

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 1

Osage Beach

Dierberg's Osage Beach Redevelopment Project

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Dierberg's Osage Beach, LLC
Senate District: 4
House District: 155

Original Date Plan/Project Approved: 12/16/2010

Plan Description:

Construction of 142,000sf retail space including a 76,500sf Dierberg's Supermarket.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The Redevelopment Area as a whole is blighted and has not been subject to growth and development through private investment and will not reasonably be expected to be developed without TIF.

Number of New Jobs:

Projected:	80	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Dierberg's Osage Beach Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,189,052.00

Property Acquisition and Relocation Costs: \$6,200,000.00

Project Implementation Costs: \$1,735,000.00

Other: \$2,159,000.00

Other: \$200,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,100,000.00

Anticipated TOTAL Project Costs: \$34,234,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Osage Beach

Marina View Redevelopment Area

Contact Agency: Osage Beach

Contact Phone: 573-302-0528

Developer(s): JQH-Lake of the Ozarks Development, LLC

Senate District: 4

House District: 155

Original Date Plan/Project Approved:

11/1/2007

Plan Description:

New construction of a 300-room hotel with appurtenant facilities including up to 100,000sf convention center & health spa. Project involved demolition of existing, blighted structures, installation of utilities, access drives, landscaping, etc.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The Redevelopment Area is blighted and has not been subject to growth and development through private investment and would not reasonably be expected to be developed without the adoption of TIF.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Osage Beach

Marina View Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,700,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$98,888,200.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Osage Beach

Prewitt's Hwy 54 Enterprises, LLC

Contact Agency: Osage Beach

Contact Phone: 573-302-0528

Developer(s): Prewitt's Hwy 54 Enterprises, LLC

Senate District: 9

House District: 115

Original Date Plan/Project Approved:

7/6/2000

Plan Description:

Development of a retail center, road improvements to the US 54 & MO 42 intersection and rerouting of State Rt. D and the extension of fire protection, water and sewer to the School of the Osage.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 800

Actual to Date:

850

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Osage Beach

Prewitt's Hwy 54 Enterprises, LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$696,046.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$4,378,256.00 Amount on Hand: \$10,372.00

Economic Activity Taxes:

Total received since inception: \$13,124,537.00 Amount on Hand: \$685,674.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,763,947.00

Property Acquisition and Relocation Costs: \$2,400,000.00

Project Implementation Costs: \$700,000.00

Other: \$250,000.00

Other: \$162,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,275,947.00

Anticipated TOTAL Project Costs: \$101,130,093.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Pagedale

Pagedale TIF Redevelopment Plan

Contact Agency: Pagedale

Contact Phone: 314-726-1200

Developer(s): Beyond Housing, Inc.

Senate District: 14

House District: 72

Original Date Plan/Project Approved:

12/17/2007

Plan Description:

Project A consists of new construction of a Save-a-Lot Food Store (completed) and Project B consists of construction of senior residential center and certain retail stores (under construction).

Plan/Project Status: Under construction

Area Type: Not specified in report

But for Determination:

Not stated in report.

Number of New Jobs:

Projected: 253

Actual to Date:

40

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11,730.83 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$6,011.46 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$72,626.98 Amount on Hand: \$11,730.83

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$905,000.00

Property Acquisition and Relocation Costs: \$1,006,884.00

Project Implementation Costs: \$1,754,175.00

Other: \$2,434,084.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,143.00

Anticipated TOTAL Project Costs: \$6,100,143.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Park Hills

Downtown Park Hills Redevelopment Dist. #4

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s): Town & Country Grocers of Fredericktown, MO

Senate District: 3

House District: 107

Original Date Plan/Project Approved:

7/12/2005

Plan Description:

Construction of road improvements, a grocery store, renovation of a downtown building for a public library and demolition of blighted structures to provide a parking lot and site prep for the grocery.

Plan/Project Status: Not stated in report

Area Type: Not specified in report

But for Determination:

Not stated in report

Number of New Jobs:

Projected: 50

Actual to Date:

50

Number of Retained Jobs:

Projected: 30

Actual to Date:

30

Park Hills

Downtown Park Hills Redevelopment Dist. #4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: As of: 9/30/2011

Payments in Lieu of Taxes:

Total received since inception: \$129,713.15 Amount on Hand:

Economic Activity Taxes:

Total received since inception: \$387,329.87 Amount on Hand:

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,459,402.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,459,402.00

Anticipated TOTAL Project Costs: \$1,459,402.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 14

Park Hills

Hwy 67 Corridor Redevelopment Dist. #2

Contact Agency: Park Hills
Contact Phone: 573-431-3577
Developer(s): Hefner Furniture & Appliance
Senate District: 3
House District: 107

Original Date Plan/Project Approved:

12/27/2003

Plan Description:

Relocation of water and sewer utility mains to accommodate construction of a new west outer road along US 67 Hwy from Leadington south through Park Hills to unincorporated St. Francois County. Extension of a gas main and 3-Phase electric and a water tower

Plan/Project Status: Not stated in report

Area Type: Not specified in report

But for Determination:

Not stated in report

Number of New Jobs:

Projected: 7

Actual to Date: 7

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Park Hills

Hwy 67 Corridor Redevelopment Dist. #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:

As of: 9/30/2011

Payments in Lieu of Taxes:

Total received since inception: \$228,795.06 Amount on Hand:

Economic Activity Taxes:

Total received since inception: \$407,057.02 Amount on Hand:

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs: \$1,400,000.00

Project Implementation Costs: \$370,000.00

Other: \$40,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

\$1,810,000.00

Anticipated TOTAL Project Costs:

\$1,810,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

20

Current anticipated estimated number of years to retirement:

20

Park Hills

Parkway Drive Redevelopment District #3

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s):

Senate District: 3

House District: 107

Original Date Plan/Project Approved:

12/14/2004

Plan Description:

Extension of Parkway Drive and construction of a bridge to connect Parkway Drive to Industrial Drive. Road improvements were also planned for Industrial Drive and St. Joe Drive.

Plan/Project Status: Not stated in report

Area Type: Not specified in report

But for Determination:

Not stated in report

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 13

Actual to Date: 13

Park Hills

Parkway Drive Redevelopment District #3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: As of: 9/30/2011

Payments in Lieu of Taxes:

Total received since inception: \$317,919.27 Amount on Hand:

Economic Activity Taxes:

Total received since inception: \$155,669.58 Amount on Hand: \$1.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Parkville

Parkville Commons

Contact Agency: Parkville

Contact Phone: 816-741-7636

Developer(s): River North Development, LLC

Senate District: 34

House District: 32

Original Date Plan/Project Approved:

6/25/2002

Plan Description:

New construction of a shopping center of 225,000sf of retail and commercial spaces with 14,000sf office space and a donation of a 6 to 8ac site for a community center.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 23

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Parkville

Parkville Commons

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$92.84 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,867,208.00 Amount on Hand: \$92.84

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$458,028.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$458,028.00

Anticipated TOTAL Project Costs: \$64,131,508.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Perry County

Highway 51/61 TIF District

Contact Agency: Perry County

Contact Phone: 573-547-4242

Developer(s):

Senate District: 27

House District: 106

Original Date Plan/Project Approved:

1/21/2010

Plan Description:

Upgrades to public infrastructure and utilities in three separate Project Areas within the TIF District.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development; required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 500

Actual to Date:

222

Number of Retained Jobs:

Projected: 200

Actual to Date:

200

Perry County

Highway 51/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$164.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$50,146.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,132,500.00

Property Acquisition and Relocation Costs: \$530,000.00

Project Implementation Costs: \$1,742,500.00

Other: \$1,072,250.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,427,250.00

Anticipated TOTAL Project Costs: \$46,800,000.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Perryville

Downtown Perryville TIF District

Contact Agency: Perryville

Contact Phone: 573-547-2594

Developer(s):

Senate District: 27

House District: 106

Original Date Plan/Project Approved:

2/21/2012

Plan Description:

Use of TIF capture to fund grants up to \$200,000 to various property owners for rehabilitation and stabilization of commercial buildings in the Redevelopment Area; improvement of Courthouse Square; new development assistance and façade improvements.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development; required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 100

Actual to Date:

0

Number of Retained Jobs:

Projected: 50

Actual to Date:

0

Perryville

Downtown Perryville TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,100,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,787,500.00

Other: \$4,000,000.00

Other: \$1,153,750.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,691,750.00

Anticipated TOTAL Project Costs: \$33,000,000.00

Financing Method: Pay-as-you-go; TIF Notes; Loan; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Perryville

I-55/Perryville Blvd TIF District

Contact Agency: Perryville

Contact Phone: 573-547-2594

Developer(s):

Senate District: 27

House District: 106

Original Date Plan/Project Approved:

1/21/2012

Plan Description:

Construction of a new roadway connecting Perryville Blvd and Sycamore Rd to serve a proposed new HQ for Citizens Electric Company and to open a corridor for additional development in the area.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 200

Actual to Date: 0

Number of Retained Jobs:

Projected: 50

Actual to Date: 0

Perryville

I-55/Perryville Blvd TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,000,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$5,875,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$47,712,500.00

Anticipated TOTAL Project Costs: \$70,000,000.00

Financing Method: Pay-as-you-go; TIF Notes; Loan; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Platte City

Shoppes at North Gate Redevelopment Plan

Contact Agency: Platte City

Contact Phone: 816-858-3915

Developer(s): Cox-Rabius Development, LLC

Senate District: 34

House District: 30

Original Date Plan/Project Approved:

12/13/2005

Plan Description:

New construction of a first class, high quality, pedestrian-friendly shopping area to contain 57,100sf new retail and restaurant space with all necessary public infrastructure improvements, parking, etc.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 78

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Platte City

Shoppes at North Gate Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,160,028.00

Property Acquisition and Relocation Costs: \$480,000.00

Project Implementation Costs: \$848,254.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,488,282.00

Anticipated TOTAL Project Costs: \$17,648,880.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Raymore

Foxwood Village TIF Plan

Contact Agency: Raymore
Contact Phone: 816-331-8724
Developer(s): Foxwood Plaza, LLC
Senate District: 31
House District: 123

Original Date Plan/Project Approved: 1/26/2009

Plan Description:

Various infrastructure improvement projects to facilitate commercial development of 52,520sf and restaurant development of 4,507sf on the site.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 142

Actual to Date: 53

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Raymore

Foxwood Village TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$26,723.69 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$11,015.78 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$101,078.93 Amount on Hand: \$26,273.69

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,576,575.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$727,542.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,304,117.00

Anticipated TOTAL Project Costs: \$12,764,764.00

Financing Method: Not specified in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Raymore

Good Ranch Redevelopment Area TIF Plan

Contact Agency: Raymore

Contact Phone: 816-892-3002

Developer(s): Good-Otis, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved:

5/8/2006

Plan Description:

TIF is intended to provide funding for the construction of an interchange on US 71 Hwy and necessary right-of-way acquisition, including construction of the North Cass Parkway. The entire area will be developed for commercial purposes.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

0

Actual to Date:

0

Raymore

Good Ranch Redevelopment Area TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$17,000,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raymore

Hwy 58 West Extended Redevelopment Plan

Contact Agency: Raymore

Contact Phone: 816-892-3016

Developer(s): PDD Development, LLC & Raymore Galleria, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved:

1/24/2005

Plan Description:

Property acquisition and installation of necessary new infrastructure to support development of the site of approximately up to 384,000sf retail, commercial and service commercial uses.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 153

Actual to Date:

164

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Raymore

Hwy 58 West Extended Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,234,439.23 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,538,630.82 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,761,822.00

Anticipated TOTAL Project Costs: \$71,800,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raytown

USA 800 Redevelopment Project

Contact Agency: Raytown

Contact Phone: 816-737-6084

Developer(s): USA 800, Inc.

Senate District: 10

House District: 50

Original Date Plan/Project Approved:

8/5/1998

Plan Description:

Construction of a two story, 21,000sf building designed to compliment existing nearby structures, landscaping and necessary infrastructure extensions and improvements to serve the development.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 75

Actual to Date:

150

Number of Retained Jobs:

Projected: 40

Actual to Date:

40

Raytown

USA 800 Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$350,000.00

Anticipated TOTAL Project Costs: \$2,738,952.39

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Richmond Heights

Francis Pl. Redevelopment Project (RPA 1 & 4)

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved:

3/3/2003

Plan Description:

Construction of a parking garage with 750 spaces, 116,000sf retail space and 35 residential units.

Plan/Project Status: Not specified in report

Area Type: Not specified in report

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 340

Actual to Date:

400

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Richmond Heights

Francis Pl. Redevelopment Project (RPA 1 & 4)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$458,176.34 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,878,783.23 Amount on Hand: \$10.98

Economic Activity Taxes:

Total received since inception: \$7,530,013.37 Amount on Hand: \$458,165.36

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,146,142.28

Property Acquisition and Relocation Costs: \$3,401,343.00

Project Implementation Costs: \$3,854,709.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,402,194.28

Anticipated TOTAL Project Costs: \$54,953,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 19

Richmond Heights

Francis Pl. Redevelopment Project (RPA 2)

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved:

12/27/2007

Plan Description:

70,000 to 90,000sf commercial retail, service or restaurant, approximately 240,000sf Class A office space, up to 140 multi-family apartment units and structured parking to serve these units.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 1062

Actual to Date:

0

Number of Retained Jobs:

Projected: 14

Actual to Date:

14

Richmond Heights

Francis Pl. Redevelopment Project (RPA 2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,460,000.00

Property Acquisition and Relocation Costs: \$7,040,000.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,700,000.00

Anticipated TOTAL Project Costs: \$105,300,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Richmond Heights

Francis Pl. Redevelopment Project (RPA 3)

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved:

12/27/2007

Plan Description:

70,000 to 90,000sf commercial retail, service or restaurant, approximately 240,000sf Class A office space, up to 140 multi-family apartment units and structured parking to serve these units.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 850

Actual to Date:

0

Number of Retained Jobs:

Projected: 28

Actual to Date:

28

Richmond Heights

Francis Pl. Redevelopment Project (RPA 3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,344,500.00

Property Acquisition and Relocation Costs: \$1,022,600.00

Project Implementation Costs: \$68,900.00

Other: \$64,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,500,000.00

Anticipated TOTAL Project Costs: \$49,500,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Richmond Heights

Hadley Township Redevelopment Project Area

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Menard's

Senate District: 24

House District: 72

Original Date Plan/Project Approved:

7/12/2006

Plan Description:

New construction of a 246,346sf Menard's Store with associated lumber yard and covered storage areas with 406 parking spaces. No other developments have yet occurred in the Project Area.

Plan/Project Status: Inactive (North section)

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

0

Actual to Date:

0

Richmond Heights

Hadley Township Redevelopment Project Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$208,631.22 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$208,631.22 Amount on Hand: \$208,631.22

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Riverside

Gateway Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s):

Senate District: 34

House District: 32

Original Date Plan/Project Approved:

10/2/2001

Plan Description:

Elimination of blighting influences present in the Redevelopment Area by renewal of vital public infrastructure, property acquisition and enhancements intended to encourage private development projects. No TIF projects approved as of report date.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Riverside

Gateway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Riverside

L-385 Levee Redevelopment Plan (amended)

Contact Agency: Riverside
Contact Phone: 816-741-3993
Developer(s): Northpoint Realty
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 7/16/1996

Plan Description:

Construction of the Quindaro Bend L-385 Levee and the Riverside Levee and related improvements to provide flood protection, a full diamond interchange at I-635 & Horizons Pkwy and other road and infrastructure improvements in the area.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	12684	Actual to Date:	440
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

L-385 Levee Redevelopment Plan (amended)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$637,885.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$14,711,420.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,539,093.00 Amount on Hand: \$637,885.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$79,000,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$8,600,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$89,600,000.00

Anticipated TOTAL Project Costs: \$167,600,000.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond; IRB; Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Riverside

West Platte Road Redevelopment Plan

Contact Agency: Riverside
Contact Phone: 816-741-3993
Developer(s): Briarcliff Development Company
Senate District: 34
House District: 32

Original Date Plan/Project Approved:

7/3/2007

Plan Description:

Elimination of blighting influences present in the Redevelopment Area by demolition of dilapidated structures, removal of mobile homes, construction of a park along W. Platte Rd, new housing construction and improvements to supporting infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 21

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Riverside

West Platte Road Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$151,863.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,199.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,850,000.00

Property Acquisition and Relocation Costs: \$890,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,740,000.00

Anticipated TOTAL Project Costs: \$70,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Rock Hill

City Center at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-561-4300

Developer(s): Hutkin Properties

Senate District: 24

House District: 87

Original Date Plan/Project Approved:

3/29/2005

Plan Description:

Creation of a new retail development along the Manchester Road Corridor.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The Project required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Rock Hill

City Center at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$378,048.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$373,282.00 Amount on Hand: \$344,352.00

Economic Activity Taxes:

Total received since inception: \$33,696.00 Amount on Hand: \$33,696.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs:

Project Implementation Costs:

Other:

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF Notes

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Rock Hill

Market at McKnight

Contact Agency: Rock Hill
Contact Phone: 314-561-4300
Developer(s): Novus Development
Senate District: 24
House District: 87

Original Date Plan/Project Approved: 3/29/2005

Plan Description:

Creation of a new retail development along the Manchester Road Corridor.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:

Actual to Date:

188

Number of Retained Jobs:

Projected:

0

Actual to Date:

0

Rock Hill

Market at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$44,216.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,494,357.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$763,066.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,700,000.00

Property Acquisition and Relocation Costs: \$8,000,000.00

Project Implementation Costs: \$400,000.00

Other: \$500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,600,000.00

Anticipated TOTAL Project Costs: \$35,471,562.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 17

Rock Hill

McKnight Crossing

Contact Agency: Rock Hill
Contact Phone: 314-561-4300
Developer(s): Landslide/Rock Hill Group, LLC
Senate District: 24
House District: 87
Original Date Plan/Project Approved: 10/17/1996
Plan Description:
Mixed-use development with office and retail space.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:
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Number of Retained Jobs:

Projected:	0	Actual to Date:
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Rock Hill

McKnight Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$203,397.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$979,898.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$509,686.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$50,000.00

Property Acquisition and Relocation Costs: \$635,000.00

Project Implementation Costs: \$515,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$5,615,653.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 4

Current anticipated estimated number of years to retirement: 1

Rolla

I-44/US 63 TIF Redevelopment Plan & Project

Contact Agency: Rolla

Contact Phone: 573-426-6970

Developer(s): Kohl's Department Stores, Inc.

Senate District: 16

House District: 149

Original Date Plan/Project Approved:

10/18/2010

Plan Description:

Removal of blighting conditions to facilitate economic as well as physical revitalization of the area. Plans include new construction of a 55,000sf Kohl's Department Store with all supporting amenities, infrastructure, etc.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected: 115

Actual to Date:

114

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Rolla

I-44/US 63 TIF Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$92,394.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$92,394.00 Amount on Hand: \$92,394.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,050,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,300,000.00

Anticipated TOTAL Project Costs: \$7,695,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 18

Sedalia

Sedalia Midtown TIF Redevelopment Plan & Project

Contact Agency: Sedalia

Contact Phone: 660-827-3000

Developer(s):

Senate District: 28

House District: 118

Original Date Plan/Project Approved:

11/17/2008

Plan Description:

To provide funding for various public infrastructure development and/or rehabilitation, and to encourage residential and private investment.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made projects financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 26

Actual to Date: 88

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Sedalia

Sedalia Midtown TIF Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85,065.44 As of: 7/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$81,307.52 Amount on Hand: \$81,307.52

Economic Activity Taxes:

Total received since inception: \$3,757.92 Amount on Hand: \$3,757.92

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,000,000.00

Anticipated TOTAL Project Costs: \$5,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Sikeston

60/61 TIF District

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Four Corners Development Co. Inc.

Senate District: 27

House District: 160

Original Date Plan/Project Approved:

6/5/2000

Plan Description:

Construction of a mixed commercial and residential development at the location.

Plan/Project Status: Seeking developer

Area Type: Not specified in report

But for Determination:

Not stated in report

Number of New Jobs:

Projected: 180

Actual to Date:

387

Number of Retained Jobs:

Projected: 100

Actual to Date:

100

Sikeston

60/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$461,761.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,379,209.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,959,376.00 Amount on Hand: \$422,547.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,775,000.00

Property Acquisition and Relocation Costs: \$75,000.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$43,707,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Sikeston

North Main & Malone Development Area

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Sikeston Acquisitions

Senate District: 27

House District: 160

Original Date Plan/Project Approved:

5/6/2004

Plan Description:

Site demolition and construction of commercial and retail businesses.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

The Projects required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 50

Actual to Date:

69

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Sikeston

North Main & Malone Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,944.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$316,503.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$478,087.00 Amount on Hand: \$25,327.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$600,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,000.00

Anticipated TOTAL Project Costs: \$8,250,000.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Ann

Northwest Plaza Redevelopment

Contact Agency: St. Ann

Contact Phone: 314-428-6801

Developer(s): NW Plaza Owner, LLC

Senate District: 24

House District: 77

Original Date Plan/Project Approved:

9/24/2007

Plan Description:

The project will demolish the old Northwest Plaza Mall and construct a new shopping center in its place.

Plan/Project Status: District dissolved

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 1000

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Northwest Plaza Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,000,000.00

Property Acquisition and Relocation Costs: \$18,000,000.00

Project Implementation Costs: \$6,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$84,000,000.00

Anticipated TOTAL Project Costs: \$249,500,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Ann

Northwest Plaza Redevelopment 2012

Contact Agency: St. Ann

Contact Phone: 314-428-6801

Developer(s): Raven Development

Senate District: 24

House District: 77

Original Date Plan/Project Approved:

7/2/2012

Plan Description:

The project will demolish the old Northwest Plaza Mall and construct a new shopping center in its place.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 1000

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Northwest Plaza Redevelopment 2012

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,681,225.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$0.00

Other: \$7,318,775.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,300,000.00

Anticipated TOTAL Project Costs: \$106,181,225.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

Elm Point Redevelopment Area Phase I & II

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): Elm Point Investments & MB Properties

Senate District: 23

House District: 17

Original Date Plan/Project Approved:

10/2/1996

Plan Description:

Site evaluation, utility placement, stormwater detention and internal roadway improvements and remediation of a lime detention basin to prepare the site for mostly industrial with possible office uses.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Charles

Elm Point Redevelopment Area Phase I & II

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$9,942,467.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$66,043.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,771,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$406,000.00

Other: \$0.00

Other: \$8,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,177,500.00

Anticipated TOTAL Project Costs: \$99,724,668.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

Fountain Lakes/West 370 Redevelopment

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): MB Properties, LLC

Senate District: 23

House District: 17

Original Date Plan/Project Approved:

12/10/1997

Plan Description:

Development of a business park to include retail, commercial and light industrial uses. Project will include raising the site above the flood plain, realignment of Cole Creek, relocation of Huster Rd, utility relocation and development of a 123ac park.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Charles

Fountain Lakes/West 370 Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$14,924,006.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,614,040.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,440,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$60,000.00

Other: \$1,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$210,331,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

St. Charles

Plaza At Noah's Ark

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): Cullinan Properties, LTD

Senate District: 23

House District: 15

Original Date Plan/Project Approved:

1/25/2007

Plan Description:

TIF to be used to help facilitate redevelopment of the area for high density planned mixed-use and commercial purposes.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.\

Number of New Jobs:

Projected:

0

Actual to Date:

0

Number of Retained Jobs:

Projected:

0

Actual to Date:

0

St. Charles

Plaza At Noah's Ark

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$331,186.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,786,225.00

Property Acquisition and Relocation Costs: \$6,209,088.00

Project Implementation Costs: \$2,500,000.00

Other: \$250,000.00

Other: \$1,254,687.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$55,000,000.00

Anticipated TOTAL Project Costs: \$385,000,000.00

Financing Method: CID Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

St. Charles Center/Mark Twain Mall

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): Greater Missouri Builders

Senate District: 23

House District: 18

Original Date Plan/Project Approved:

2/8/1996

Plan Description:

Expansion and upgrade of retail within the redevelopment area. Includes site improvements, new building construction, renovations and upgrades. TIF will be used for building rehabilitation, roadway and parking, landscaping and lighting.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Charles

St. Charles Center/Mark Twain Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,995.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$1,878,485.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,356,318.00 Amount on Hand: \$29,995.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,460,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$35,000.00

Other: \$9,705,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,200,000.00

Anticipated TOTAL Project Costs: \$45,025,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 15

St. Charles

St. Charles County Convention Ctr Redevelopment

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s):

Senate District: 23

House District: 18

Original Date Plan/Project Approved:

11/4/1997

Plan Description:

Construction of a 128,000sf convention center and a 259-room high quality, full service hotel facility.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Charles

St. Charles County Convention Ctr Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2011

Payments in Lieu of Taxes:

Total received since inception: \$3,578,087.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$466,269.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,650,000.00

Anticipated TOTAL Project Costs: \$84,000,000.00

Financing Method: Other (COPS)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Clair

I-44 East Redevelopment Project 1

Contact Agency: St. Clair

Contact Phone: 636-629-0333

Developer(s): Osage Fund, LLC

Senate District: 26

House District: 98

Original Date Plan/Project Approved:

11/2/2009

Plan Description:

Redevelopment of non-utilized lands within designated district for commercial use to be implemented in phases over several years in accordance with approved redevelopment plans.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

I-44 East Redevelopment Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,250,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$3,050,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,750,000.00

Anticipated TOTAL Project Costs: \$26,750,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Cook Road Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): Greystone Partners Land Development, LLC

Senate District: 34

House District: 28

Original Date Plan/Project Approved:

3/24/2008

Plan Description:

Improvements to Cook Road to include a 3rd lane section, concrete curb & gutter, stormwater drainage and raised grass medians. Construction of improvements to the sanitary sewer system and a 12" water main to serve private development of housing.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Joseph

Cook Road Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$16,887.12 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$84,605.66 Amount on Hand: \$16,887.12

Economic Activity Taxes:

Total received since inception: \$595.51 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$492,786.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,000.00

Other: \$2,375,000.00

Other: \$2,567,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$85,000.00

Anticipated TOTAL Project Costs: \$5,539,786.00

Financing Method: Pay-as-you-go; Other Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

East Hills Mall

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): MD Management, Inc.
Senate District: 34
House District: 28

Original Date Plan/Project Approved:

1/3/2008

Plan Description:

Construct improvements to Belt Hwy & Frederick Blvd intersection, demolition/renovation of significant portions of East Hills Mall exterior and construction of new retail facilities including courtyard, new pad sites, etc.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 650

Actual to Date:

173

Number of Retained Jobs:

Projected: 806

Actual to Date:

806

St. Joseph

East Hills Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,564.43 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,579,712.47 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,332,823.55 Amount on Hand: \$22,564.43

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,279,936.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$50,000.00

Other: \$8,729,791.00

Other: \$2,837,315.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,897,042.00

Anticipated TOTAL Project Costs: \$131,056,412.00

Financing Method: Pay-as-you-go; Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

EBR Enterprises, LLC/HHS Properties, Inc.

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): EBR Enterprises, LLC & HHS Properties, Inc.

Senate District: 34

House District: 27

Original Date Plan/Project Approved:

1/3/2006

Plan Description:

Construction of public infrastructure improvements to Blackwell Road and Belt Highway and other public infrastructure work to facilitate private development of retail and office space in the immediate area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 203

Actual to Date: 302

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Joseph

EBR Enterprises, LLC/HHS Properties, Inc.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$645,173.12 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$756,490.06 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,656,539.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$265,954.00

Other: \$30,972.00

Other: \$1,576,155.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,529,620.00

Anticipated TOTAL Project Costs: \$31,633,074.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Mitchell Avenue Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): American Family Mutual Insurance Company

Senate District: 34

House District: 29

Original Date Plan/Project Approved:

6/5/2006

Plan Description:

Construction of public infrastructure improvements to Mitchell Avenue and sanitary sewer systems in the area to facilitate expansion of the American Family Insurance Company Regional Headquarters facility at 4802 Mitchell Ave.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 400

Actual to Date:

54

Number of Retained Jobs:

Projected: 825

Actual to Date:

754

St. Joseph

Mitchell Avenue Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$663.70 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,840,418.26 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$28,731.35 Amount on Hand: \$663.70

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,093,768.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$53,905.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,272,673.00

Anticipated TOTAL Project Costs: \$33,427,829.00

Financing Method: Pay-as-you-go; Industrial Revenue Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

North County Development-Project #1

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): RED Development
Senate District: 34
House District: 27

Original Date Plan/Project Approved:

8/1/2003

Plan Description:

Construction of a general retail shopping center totaling 646,000sf with all necessary and pertinent public infrastructure, utilities, parking, lighting, etc.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 1640

Actual to Date:

1074

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Joseph

North County Development-Project #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,727,770.16 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$6,679,299.99 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,550,962.36 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$33,957,346.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,800,619.00

Other: \$1,139,035.00

Other: \$746,581.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,643,581.00

Anticipated TOTAL Project Costs: \$107,643,091.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Ryan's Block - Uptown Redevelopment Project B

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): St. Joseph Restoration
Senate District: 34
House District: 27

Original Date Plan/Project Approved:

12/4/2006

Plan Description:

Rehabilitation and restoration of the Ryan Block Building at 1137-1141 Frederick Avenue in the Uptown Redevelopment Area. The Project also provides for demolition of the building at 1125 Frederick Ave for 20 parking spaces.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected:

0

Actual to Date:

0

Number of Retained Jobs:

Projected:

0

Actual to Date:

0

St. Joseph

Ryan's Block - Uptown Redevelopment Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$328.42 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$307.30 Amount on Hand: \$307.30

Economic Activity Taxes:

Total received since inception: \$21.12 Amount on Hand: \$21.12

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$309,766.86

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$317,766.86

Anticipated TOTAL Project Costs: \$858,945.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): Triumph Foods, LLC
Senate District: 34
House District: 29

Original Date Plan/Project Approved:

10/27/2003

Plan Description:

Construction of a 550,00sf pork processing facility and corporate headquarters with all necessary public infrastructure and utilities to support the facility.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 1000

Actual to Date:

2775

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Joseph

Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,712,509.75 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$353,512.34 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$5,600,000.00

Project Implementation Costs: \$150,000.00

Other: \$8,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,700,000.00

Anticipated TOTAL Project Costs: \$128,500,000.00

Financing Method: TIF Bond; Industrial Revenue Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 20

St. Joseph

The Center Building

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): Mid-City Partnership

Senate District: 34

House District: 27

Original Date Plan/Project Approved:

1/25/2010

Plan Description:

Renovation of the Center Building at 609 - 613 Edmond Street and 119 - 123 South 6th Street. The project includes all new infrastructure including sidewalks, utilities and removal of non-functional vaults to compliment sidewalk/streetscape on Felix St.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 59

Actual to Date:

53

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Joseph

The Center Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$11,343.47 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$21,129.31 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$903,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$144,378.00

Other: \$1,190.00

Other: \$305,899.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,355,097.00

Anticipated TOTAL Project Costs: \$2,737,144.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

The Tuscany Towers

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): JSC Development
Senate District: 34
House District: 27

Original Date Plan/Project Approved:

9/15/2005

Plan Description:

Rehabilitation of a structure and new construction of several one to four-level commercial, retail and office buildings including a hotel, restaurant, financial institution and convenience store with parking and infrastructure improvements.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 1500

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Joseph

The Tuscany Towers

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,855,155.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$82,000.00

Other: \$2,952,845.00

Other: \$10,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,900,000.00

Anticipated TOTAL Project Costs: \$138,841,965.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Third Street Hotel Development

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): HISJ Holdings, LLC

Senate District: 34

House District: 27

Original Date Plan/Project Approved:

1/5/2004

Plan Description:

Redevelopment and renovation of a 170-room hotel, a nationally known restaurant franchise and related site, façade and landscaping improvements.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 132

Actual to Date:

31

Number of Retained Jobs:

Projected: 52

Actual to Date:

52

St. Joseph

Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$888,645.80 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$496,152.05 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: \$857,000.00

Other: \$150,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,700,000.00

Anticipated TOTAL Project Costs: \$6,025,000.00

Financing Method: Pay-as-you-go; TDD; Lodging Tax

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Louis

1001 Locust (352-108)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Kinloch, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

7/28/2008

Plan Description:

Rehabilitation of the six-story building to create 8800sf retail space and 45,000sf new office space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 200

Actual to Date:

150

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

1001 Locust (352-108)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$117,293.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$47,822.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

Anticipated TOTAL Project Costs: \$10,218,750.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

1111 Olive Street (352-127)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Infomedia, Inc.

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

3/6/2010

Plan Description:

Mixed-use development on .56ac including renovation of a 5-story structure originally housing the Post Dispatch presses, more recently used by KSDK Television and the United Way into 7,900sf 1st floor retail & 77,000sf office with 10,000sf storage space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 80

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

1111 Olive Street (352-127)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$82,144.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$26,977.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,350,000.00

Anticipated TOTAL Project Costs: \$11,750,583.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

1133 Washington Avenue (352-48)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Washington Avenue Apartments, L.P.

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/2/2004

Plan Description:

Renovation and reuse of a former Days Inn Motel into 127 apartment units for rental, commercial uses and related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 8

Actual to Date: 12

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

1133 Washington Avenue (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$774.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$170,758.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$48,658.00 Amount on Hand: \$774.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,100,000.00

Anticipated TOTAL Project Costs: \$11,754,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

1141-51 S. 7th Street (352-23)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Disper-Schmitt Properties, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/10/2002

Plan Description:

Rehabilitation and reconstruction of a historic 48,000sf industrial building for office use. Provides an expanded job resource for the southern edge of the downtown area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 200

Actual to Date:

150

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

1141-51 S. 7th Street (352-23)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$423,878.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$204,651.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$6,542,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

1225 Washington (352-122)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): McGowan Brothers Development Company

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

2/9/2009

Plan Description:

Rehabilitation of a seven-story building into 45 residential apartments with high-end amenities and design elements and 11,800sf for mixed-use commercial uses such as a restaurant or chain retailer.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 115

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

1225 Washington (352-122)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$385.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$55,971.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$300,192.00 Amount on Hand: \$385.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,300,000.00

Anticipated TOTAL Project Costs: \$21,672,113.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

1300 Convention Plaza (352-47)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Convention Plaza Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/22/2004

Plan Description:

Renovation of a historic, 78-year-old building and construction of loft condominiums.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 5

Actual to Date: 5

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

1300 Convention Plaza (352-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,853.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$153,812.00 Amount on Hand: \$23,853.00

Economic Activity Taxes:

Total received since inception: \$6,486.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$870,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

1312 Washington Garment Row Lofts (352-30)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1312 Washington Avenue, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

6/12/2003

Plan Description:

Adaptive reuse of a 7-story, 36,250sf building for 12 residential condominiums plus ground floor retail space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 15

Actual to Date:

15

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

1312 Washington Garment Row Lofts (352-30)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,837.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$194,579.00 Amount on Hand: \$5,799.00

Economic Activity Taxes:

Total received since inception: \$23,547.00 Amount on Hand: \$38.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$3,211,132.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

1505 Missouri Avenue (352-21)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/5/2002

Plan Description:

Adaptive reuse of a historic church building for 12 condominium residential units. Upgraded a deteriorating church structure in the middle of a historic city neighborhood.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

1505 Missouri Avenue (352-21)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$184,222.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,412.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$2,676,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

1549-1601 South Jefferson (352-132)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Development Group, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/19/2011

Plan Description:

Renovation of an existing 47,000sf commercial for new commercial tenants and new construction of a 5000-8000sf commercial building on an out-lot parcel in the Project Area.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 76

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

1549-1601 South Jefferson (352-132)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,170,000.00

Anticipated TOTAL Project Costs: \$8,685,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

1900 Washington (352-107)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1900 Retail Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

6/24/2008

Plan Description:

Rehabilitation of an existing commercial building into 26 residential units and approximately 8000sf commercial space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 28

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

1900 Washington (352-107)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$10,271,105.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

1910 Locust (352-102)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1891 Locust, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

12/27/2007

Plan Description:

Renovation and rehabilitation of the building for the relocation of Paradowski Creative in 24,532sf with the remaining 4623sf to be used for retail and restaurant/coffee house facilities.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 35

Actual to Date:

35

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

1910 Locust (352-102)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$88,536.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$64,149.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$8,756,326.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

2200 Gravois (352-85)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 2200 Gravois, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

8/3/2006

Plan Description:

Rehabilitation of a historic structure into mixed-use commercial and residential uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 40

Actual to Date:

50

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

2200 Gravois (352-85)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$98,819.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$13,542.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

2727 Washington Avenue (352-133)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Birch, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

1/3/2012

Plan Description:

Rehabilitation of an unoccupied two story, 13,000sf building for use as a Veterans Administration medical clinic.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 32

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

2727 Washington Avenue (352-133)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$450,000.00

Anticipated TOTAL Project Costs: \$1,669,700.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

3150 South Grand (352-120)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 3220 Development Company
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

2/9/2009

Plan Description:

The Plan intended to construct 23,615sf office, commercial and parking space in south St. Louis. The TIF District was dissolved on 12/22/2011 by city ordinance # 69055.

Plan/Project Status: District dissolved

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 80

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

3150 South Grand (352-120)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$700,000.00

Anticipated TOTAL Project Costs: \$4,229,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

3693 Forest Park (352-115)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): McGowan Bros. Mgt Corp, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

12/1/2008

Plan Description:

Rehabilitation of the building into a mix of 48 residential apartments and 6000sf commercial/retail space with 48 parking spaces on the ground floor.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 20

Actual to Date:

20

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

3693 Forest Park (352-115)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,068.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$74,911.00 Amount on Hand: \$34,869.00

Economic Activity Taxes:

Total received since inception: \$33,402.00 Amount on Hand: \$199.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$12,447,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

374 South Grand (352-113)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Union Square Enterprises, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

12/1/2008

Plan Description:

Rehabilitation of the existing building into a mix of residential and commercial spaces. The Project will build 129 student housing units with 298 beds and 7200sf commercial space for dining, coffee shops and 380 lower level parking spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 22

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

374 South Grand (352-113)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$61,993.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$233,855.00 Amount on Hand: \$61,394.00

Economic Activity Taxes:

Total received since inception: \$6,293.00 Amount on Hand: \$599.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,550,000.00

Anticipated TOTAL Project Costs: \$67,094,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

3800 Park Avenue (352-12)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Park Avenue Management, LLC
Senate District: 5
House District: 64

Original Date Plan/Project Approved: 8/1/2001

Plan Description:

Redevelopment of a 2-story, 24,000sf building to suit the needs of a high technology company with investment of \$1.3 Million. Developer is leasing unneeded space to other complimentary high-tech businesses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	20	Actual to Date:	30
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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St. Louis

3800 Park Avenue (352-12)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$57,292.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$74,292.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,000.00

Anticipated TOTAL Project Costs: \$1,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

3949 Lindell Boulevard (352-70)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Hepfner, Smith, Airhart & Day, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

8/5/2005

Plan Description:

Complete redevelopment of the subject properties into 196 residential units and 16,000sf of commercial space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 30

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

3949 Lindell Boulevard (352-70)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$543,346.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$26,478,856.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

410 N. Jefferson Lofts (352-45)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 410 N. Jefferson, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/2/2004

Plan Description:

Renovation of a 5-story, 85,000sf warehouse building into 49 condominium units with related parking.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 5

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

410 N. Jefferson Lofts (352-45)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,537.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$528,271.00 Amount on Hand: \$2,349.00

Economic Activity Taxes:

Total received since inception: \$4,184.00 Amount on Hand: \$188.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,525,000.00

Anticipated TOTAL Project Costs: \$12,027,490.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

4100 Forest Park (352-86)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Acme Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

7/24/2006

Plan Description:

Rehabilitation of a warehouse building built in 1921 into a mixed-use commercial, office and residential facility.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 125

Actual to Date:

86

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

4100 Forest Park (352-86)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,429.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$688,962.00 Amount on Hand: \$2,429.00

Economic Activity Taxes:

Total received since inception: \$25,895.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,036,000.00

Anticipated TOTAL Project Costs: \$40,939,971.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

4200 Laclede Avenue (352-19)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): A.C. Murphy Properties & Development Co.

Senate District: 5

House District: 64

Original Date Plan/Project Approved:

6/30/2002

Plan Description:

Renovation of the historic 4200 Laclede Building into 18 new condominiums.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

4200 Laclede Avenue (352-19)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$378,225.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$925,400.00

Anticipated TOTAL Project Costs: \$6,005,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

4249 Michigan (352-129)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Barton Places, LLC

Senate District: 5

House District: 59

Original Date Plan/Project Approved:

11/3/2010

Plan Description:

Renovation of the Chariton Senior Apartments, an 11-story building with 122 units, built in 1972.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

4249 Michigan (352-129)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,417.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,417.00 Amount on Hand: \$2,417.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$367,640.00

Anticipated TOTAL Project Costs: \$2,394,283.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

4391-99 West Pine Condo (352-10)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 110 N. Condominium, LLC (Westin Group)

Senate District: 4

House District: 64

Original Date Plan/Project Approved:

2/9/2000

Plan Description:

Rehabilitation and reuse of a 3-story, 32,000sf former elementary school building into 12 new residential units and 24 parking spaces along with area street and other supporting infrastructure improvements.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

4391-99 West Pine Condo (352-10)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$34,009.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$663,088.00 Amount on Hand: \$34,009.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$3,850,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

4900 Manchester (352-112)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): BDG Realty, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

11/24/2008

Plan Description:

New construction of a 50,000sf commercial property including the St. Louis Science Center and the headquarters of Boxes, Inc.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 50

Actual to Date:

50

Number of Retained Jobs:

Projected: 140

Actual to Date:

140

St. Louis

4900 Manchester (352-112)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$99,194.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$60,875.00 Amount on Hand: \$60,875.00

Economic Activity Taxes:

Total received since inception: \$38,319.00 Amount on Hand: \$38,319.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,320,000.00

Anticipated TOTAL Project Costs: \$6,392,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

500 Kingshighway (352-124)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Rothschild Development

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

Plan Description:

Renovation of the property into several floors of commercial, event and restaurant space totaling 39,750sf.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

500 Kingshighway (352-124)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$32.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$9.00 Amount on Hand: \$9.00

Economic Activity Taxes:

Total received since inception: \$23.00 Amount on Hand: \$23.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$6,517,130.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

5700 Arsenal (352-60)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The 5700 Property, LLC

Senate District: 4

House District: 65

Original Date Plan/Project Approved:

2/28/2005

Plan Description:

Demolition of the former Truman Center facility and new construction of approximately 34 single-family homes and 22 town homes.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

5700 Arsenal (352-60)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$677,755.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,340,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

5819 Delmar Housing (352-80C)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 5819 Delmar Loop, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved:

1/3/2006

Plan Description:

Acquisition, clearance and improvement of the site and construction of approximately 36 new residential units.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

5819 Delmar Housing (352-80C)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$8,566.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$7,328,917.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 920/1000 LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/21/2002

Plan Description:

Adaptation of two multi-level historic masonry structures for 44 apartments plus ground floor retail and parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 49

Actual to Date: 30

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

920 Olive/1000 Locust (352-24)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$56,636.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$521,654.00 Amount on Hand: \$56,263.00

Economic Activity Taxes:

Total received since inception: \$234,578.00 Amount on Hand: \$373.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,667,732.00

Anticipated TOTAL Project Costs: \$18,227,761.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

A.D. Brown Building (352-58)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): A.D. Brown Acquisition Corp, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/22/2004

Plan Description:

Renovation of the 9-story building into 89 residential condominiums with ground floor commercial and related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 40

Actual to Date:

20

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

A.D. Brown Building (352-58)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$26,504.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,184,623.00 Amount on Hand: \$26,504.00

Economic Activity Taxes:

Total received since inception: \$232.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,650,000.00

Anticipated TOTAL Project Costs: \$25,371,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Adler Lofts (352-49)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Adler Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/6/2004

Plan Description:

Renovation and reuse of a 5-story, 52,461sf building into 32 loft condominiums with ground floor commercial space and related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 40

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Adler Lofts (352-49)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$147,944.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$139,930.00 Amount on Hand: \$139,930.00

Economic Activity Taxes:

Total received since inception: \$8,014.00 Amount on Hand: \$8,014.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,085,845.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Argyle Redevelopment Plan (352-7)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): City of St. Louis, Treasurer
Senate District: 4
House District: 64

Original Date Plan/Project Approved: 12/17/1998

Plan Description:

TIF is being used to back bonds issued by the city to build the Argyle Garage to serve the surrounding commercial district which includes the Chase Park Plaza Apartments & Hotel.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$5,999,165.00 Amount on Hand: \$22.00

Economic Activity Taxes:

Total received since inception: \$5,678,764.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Army Ammunition Plant (352-72)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Grewe, Inc.

Senate District: 4

House District: 57

Original Date Plan/Project Approved:

8/3/2003

Plan Description:

The proposed development was to be comprised of a large home improvement store of approximately 102,000sf indoor space and an additional 35,000sf attached garden center. An additional 19,500sf retail space and an outlot for a restaurant was also planned.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 168

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Army Ammunition Plant (352-72)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$125.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,652,458.00

Anticipated TOTAL Project Costs: \$22,609,833.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Automobile Row (352-52)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Renaissance Development Assoc, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/22/2004

Plan Description:

Renovation of nine properties into residential, office, commercial and parking uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 30

Actual to Date:

45

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Automobile Row (352-52)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,775.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$579,734.00 Amount on Hand: \$18,540.00

Economic Activity Taxes:

Total received since inception: \$433,638.00 Amount on Hand: \$1,235.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$12,667,755.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Ballpark Lofts (352-84)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Ballpark Lofts I, II & III, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

8/1/2006

Plan Description:

Renovation and rehabilitation of three former warehouse buildings in the area known as the Cupples Station Complex.

Plan/Project Status: Partially constructed

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 350

Actual to Date:

50

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Ballpark Lofts (352-84)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$889,261.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$876,718.00 Amount on Hand: \$315,876.00

Economic Activity Taxes:

Total received since inception: \$245,907.00 Amount on Hand: \$5,756.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,400,000.00

Anticipated TOTAL Project Costs: \$86,632,600.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Barton Street (352-44)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Tabernacle Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/2/2004

Plan Description:

Renovation of a 3-story, 26,000sf church and school property into 14 loft condominiums.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 2

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Barton Street (352-44)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$201,047.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,714.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$370,000.00

Anticipated TOTAL Project Costs: \$2,824,162.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): BHAT Development, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/9/2005

Plan Description:

Renovation of the historic Bee Hat Building into a mixed-use facility featuring 1st floor commercial space and 36 one to two bedroom market rate apartments.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 22

Actual to Date:

22

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Bee Hat Building (352-76)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$541.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$294,517.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$267,281.00 Amount on Hand: \$541.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,350,000.00

Anticipated TOTAL Project Costs: \$11,085,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Carondelet South District #1 (352-110a)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved:

7/28/2008

Plan Description:

Rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Avenue into 78 market-rate apartments and 22,200sf commercial space and construction on vacant land of 16 residential units.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 110

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,471.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$33,822.00 Amount on Hand: \$33,822.00

Economic Activity Taxes:

Total received since inception: \$5,649.00 Amount on Hand: \$5,649.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,466,924.00

Anticipated TOTAL Project Costs: \$25,522,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Carondelet South District #2 (352-110b)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved:

7/28/2008

Plan Description:

Rehabilitation of the former Carondelet School Building into classroom and meeting room use for Grace Hill Community Center.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 10

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$5,384.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,320.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$498,649.00

Anticipated TOTAL Project Costs: \$6,622,777.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Carondelet South District #3 (352-110c)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved:

7/28/2008

Plan Description:

Rehabilitation of 9 market-rate residential apartments, 18,000sf commercial space and new construction of 124 market-rate residential apartments.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 90

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Carondelet South District #3 (352-110c)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,730.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$126.00 Amount on Hand: \$126.00

Economic Activity Taxes:

Total received since inception: \$7,604.00 Amount on Hand: \$7,604.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,195,644.00

Anticipated TOTAL Project Costs: \$14,897,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Carondelet South District #4 (352-110d)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

7/28/2008

Plan Description:

Rehabilitation of the existing property into 8 market-rate apartments and 8520sf commercial space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 24

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Carondelet South District #4 (352-110d)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,198.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$7,857.00 Amount on Hand: \$7,857.00

Economic Activity Taxes:

Total received since inception: \$341.00 Amount on Hand: \$341.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$312,144.00

Anticipated TOTAL Project Costs: \$2,009,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Catlin Townhomes (352-41)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Rothschild Winzerling, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved:

3/30/2004

Plan Description:

New construction of seven attached townhouses on vacant land.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Catlin Townhomes (352-41)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$174,574.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,877.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$422,000.00

Anticipated TOTAL Project Costs: \$2,814,460.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Chouteau Crossing (352-118)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Properties, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

2/9/2009

Plan Description:

2302 Papin will be redeveloped into 120,000sf of LEED-Certified commercial flex-space for office and warehouse uses. 2602 Papin will provide 5000sf retail space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 170

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Chouteau Crossing (352-118)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,250.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$6,250.00 Amount on Hand: \$6,250.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,965,000.00

Anticipated TOTAL Project Costs: \$20,106,052.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Chouteau-Compton Industrial Center (352-6)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Chouteau-Compton, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

2/23/1999

Plan Description:

Clean up of a largely unoccupied former industrial site and construction of 1st Class office/industrial/distribution and warehousing uses in several phases to serve the region from this central location.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 200

Actual to Date:

200

Number of Retained Jobs:

Projected: 50

Actual to Date:

50

Chouteau-Compton Industrial Center (352-6)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$559,092.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$792,281.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,600,000.00

Anticipated TOTAL Project Costs: \$14,502,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Chouteau-Newstead (352-100)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Saaman Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

12/27/2007

Plan Description:

The Plan envisioned infill redevelopment of a 1.4ac vacant site into 28 new residential townhomes of about 1800sf each. The project lost its financing and was dissolved by Ordinance 69055 on 12/22/2011.

Plan/Project Status: District dissolved

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Chouteau-Newstead (352-100)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$8,275,802.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Convention Headquarters Hotel (352-3)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): HRI

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

2/17/1999

Plan Description:

Rehabilitation of two historic hotel buildings (the former Statler and Lennox hotels) and the addition of a new hotel tower, ballrooms, retail and 800-space parking garage structure.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1000

Actual to Date:

600

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Convention Headquarters Hotel (352-3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,436,682.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$23,528,828.00 Amount on Hand: \$1,436,682.00

Economic Activity Taxes:

Total received since inception: \$11,235,323.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$41,240,000.00

Anticipated TOTAL Project Costs: \$193,471,000.00

Financing Method: Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Ctr for Emerging Tech./Doris Wing Exp. (352-11)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Dorris Building, L.P.

Senate District: 5

House District: 64

Original Date Plan/Project Approved:

12/17/1999

Plan Description:

Rehabilitation of a historic 50,000sf building to provide space for start-up advanced technology companies.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 140

Actual to Date:

150

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$679,992.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$700,548.00 Amount on Hand: \$9.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,493,000.00

Anticipated TOTAL Project Costs: \$6,808,230.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Delmar East Loop (352-80D)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loop TIF, Inc.

Senate District: 4

House District: 57

Original Date Plan/Project Approved:

1/3/2006

Plan Description:

Property acquisition and public improvements including public parking, streetscape improvements and lighting, transportation infrastructure development and roadway improvements.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and parcel assembly and/or relo cost.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Delmar East Loop (352-80D)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,697,617.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$143,013.00 Amount on Hand: \$143,013.00

Economic Activity Taxes:

Total received since inception: \$1,554,604.00 Amount on Hand: \$1,554,604.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$16,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Dogtown Walk II (352-62)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Saaman Development, LLC

Senate District: 4

House District: 64

Original Date Plan/Project Approved:

2/28/2005

Plan Description:

Preparation of three lots for the construction of 10 residential townhouse units of 1900sf each.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$99,763.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$415,000.00

Anticipated TOTAL Project Costs: \$2,700,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Dr. Martin Luther King Plaza (352-18)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Page Partners, LLC

Senate District: 5

House District: 60

Original Date Plan/Project Approved:

3/18/2002

Plan Description:

New construction of approximately 43,000sf retail space anchored by a 13,000sf Save-a-Lot grocery store. The project includes several other businesses in an in-line shopping center facility and is 100% leased.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 100

Actual to Date: 100

Number of Retained Jobs:

Projected: 5

Actual to Date: 5

St. Louis

Dr. Martin Luther King Plaza (352-18)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$46,720.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$765,448.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$1,023,960.00 Amount on Hand: \$46,719.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,250,000.00

Anticipated TOTAL Project Costs: \$6,913,000.00

Financing Method: Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

East Bank Lofts (352-64)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): CHD Design Development, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

Renovation of the existing building for commercial space on the first two floors and residential rental units on the 3rd through 8th floors. 15 parking spaces have been built into the building's underground level.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	25	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

East Bank Lofts (352-64)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$146,628.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$14,085.00 Amount on Hand: \$30.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,085,845.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Edison Brothers Warehouse

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Breckenridge Edison Development, L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

2/23/1999

Plan Description:

Conversion of an unoccupied warehouse into a 300-room Sheraton Hotel with 4 levels of parking and recreational/meeting facilities. The upper floors, not part of the TIF, have been developed into 76 condominiums.

Plan/Project Status: Fully operational

Area Type: Blight; Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 300

Actual to Date:

300

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Edison Brothers Warehouse

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$5,289,046.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,541,658.00 Amount on Hand: \$3.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,300,000.00

Anticipated TOTAL Project Costs: \$36,536,858.00

Financing Method: TIF Notes; Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Ely Walker Lofts (352-73)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Orchard Development Group

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/5/2005

Plan Description:

Conversion of a seven story building into 168 residential units, commercial space and parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 110

Actual to Date:

35

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Ely Walker Lofts (352-73)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$26,210.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,574,678.00 Amount on Hand: \$26,210.00

Economic Activity Taxes:

Total received since inception: \$2,203.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$44,209,442.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Euclid/Buckingham Garage (352-81

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Treasurer, City of St. Louis

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

3/22/2006

Plan Description:

Construction of a parking garage with 130-140 spaces. The development also includes 45 loft-style residential condominiums above the garage and 6100sf street-level retail space which is not TIF assisted.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 3

Actual to Date:

20

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Euclid/Buckingham Garage (352-81)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$484,372.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$140,518.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$23,574,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Fashion Square Lofts (352-37)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Fashion Square, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

7/23/2003

Plan Description:

Renovation of an existing eleven-story structure for 122,400sf in 96 residential apartments and 48,600sf for commercial and retail uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected: 30

Actual to Date: 30

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Fashion Square Lofts (352-37)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$34,800.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,109,827.00 Amount on Hand: \$7,578.00

Economic Activity Taxes:

Total received since inception: \$535,187.00 Amount on Hand: \$27,222.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$29,262,334.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Ford Building (352-121)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Blue Shutters Development

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

2/9/2009

Plan Description:

Redevelopment of the Ford Building to create 6000sf first floor retail space. Floors 2-14 have been rehabilitated into three two-bedroom housing units on each floor.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 18

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Ford Building (352-121)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,356.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,356.00 Amount on Hand: \$1,356.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$11,511,494.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Gaslight Square East (352-51)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gaslight Square Place III, LLC

Senate District: 4

House District: 58

Original Date Plan/Project Approved:

12/22/2004

Plan Description:

Construction of public improvements to support development of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Gaslight Square East (352-51)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,039.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$790,648.00 Amount on Hand: \$8,039.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$2,793,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Georgian Square RPA 2 (352-36)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age/Komen Properties

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

7/23/2003

Plan Description:

Rehabilitation of the outbuildings (power plant and laundry building) of the former City Hospital.

Plan/Project Status: Partially constructed

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 150

Actual to Date:

50

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Georgian Square RPA 2 (352-36)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$873.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$101,249.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$208,463.00 Amount on Hand: \$873.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,100,000.00

Anticipated TOTAL Project Costs: \$24,439,839.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Georgian Square RPA 3 (352-36)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gilded Age/Komen Properties
Senate District: 5
House District: 58
Original Date Plan/Project Approved:
Plan Description:
New retail construction including a Walgreen Drug Store.

7/23/2003

Plan/Project Status: Partially constructed

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 30

Actual to Date: 30

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Georgian Square RPA 3 (352-36)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,239.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$99,420.00 Amount on Hand: \$286.00

Economic Activity Taxes:

Total received since inception: \$145,770.00 Amount on Hand: \$953.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,200,000.00

Anticipated TOTAL Project Costs: \$32,932,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

GEW Lofts (352-92)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The George E. Walsh Building, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

2/13/2007

Plan Description:

Rehabilitation of five buildings collectively known as the George E. Walsh Building into residential and commercial uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 100

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

GEW Lofts (352-92)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$251,918.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$451,388.00 Amount on Hand: \$251,918.00

Economic Activity Taxes:

Total received since inception: \$15,649.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$19,239,131.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Grace Lofts (352-28)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): McGowan Brothers Development Corp, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

2/25/2003

Plan Description:

Adaptive reuse of an eight-story, 60,000sf building for 24 loft apartments plus first and second floor commercial uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 76

Actual to Date:

60

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Grace Lofts (352-28)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$69,984.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$374,490.00 Amount on Hand: \$49,398.00

Economic Activity Taxes:

Total received since inception: \$267,900.00 Amount on Hand: \$20,586.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$9,793,045.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Grand and Shenandoah (352-94)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): First & Main Properties, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

2/26/2007

Plan Description:

New construction of a mixed-use commercial building with 14,000sf retail and 16,000sf office spaces. The second part of the project involves rehabilitation of the Pelican Building, located on the Site, into additional retail space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 125

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Grand and Shenandoah (352-94)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$7,053,437.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Grand Center (352-20)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Grand Center, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved:

12/10/2002

Plan Description:

TIF is being used to help engage 20-30 interrelated arts, entertainment, commercial and residential projects in the area. Projects support the city's performing arts center and connects the downtown with the Central West End neighborhoods.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 3900

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Grand Center (352-20)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$545,688.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,780,035.00 Amount on Hand: \$4,891.00

Economic Activity Taxes:

Total received since inception: \$5,800,696.00 Amount on Hand: \$215,113.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$104,679,000.00

Anticipated TOTAL Project Costs: \$531,316,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Gravois Plaza (352-13)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Kimco Realty Corp.
Senate District: 5
House District: 67

Original Date Plan/Project Approved: 11/30/2001

Plan Description:

Demolition of the existing Gravois Plaza and reconstruction of a new shopping mall anchored by a 125,000sf Shop 'n Save supermarket with adjacent retail shops.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 120

Actual to Date: 200

Number of Retained Jobs:

Projected: 102

Actual to Date: 102

St. Louis

Gravois Plaza (352-13)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,667.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,380,713.00 Amount on Hand: \$5.00

Economic Activity Taxes:

Total received since inception: \$2,464,788.00 Amount on Hand: \$31,662.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,049,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Hampton Inn at The Highlands (352-38)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Hampton Hotel, LLC
Senate District: 4
House District: 64

Original Date Plan/Project Approved: 3/21/2004

Plan Description:

Construction of an 118-room hotel on vacant land.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	50	Actual to Date:	178
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Hampton Inn at The Highlands (352-38)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,226,481.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$14,036,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Jefferson Arms (352-87)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): No current developer. Project is inactive

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

8/3/2006

Plan Description:

Rehabilitation of the existing residential structure into a mixed-use facility.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 400

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Jefferson Arms (352-87)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$133,572.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$131,240.00 Amount on Hand: \$131,240.00

Economic Activity Taxes:

Total received since inception: \$2,332.00 Amount on Hand: \$2,332.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,750,000.00

Anticipated TOTAL Project Costs: \$80,133,007.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Lafayette Square Historic District (352-14)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Near Southside Improvement Corp.

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/26/2001

Plan Description:

Implementation of the Lafayette Square Neighborhood Plan by restoring vacant buildings and sites, improving access, circulation and parking, improvements to streets, sidewalks, parks and neighborhood services and amenities.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 350

Actual to Date: 300

Number of Retained Jobs:

Projected: 75

Actual to Date: 75

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,297,872.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,624,010.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,161,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

LaSalle Building (352-111)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): LaSalle Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

7/28/2008

Plan Description:

Rehabilitation of the existing 13-story building into 1750sf retail on the first floor and 30,250sf office spaces on floors 2-13.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 127

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

LaSalle Building (352-111)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,663.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$5,663.00 Amount on Hand: \$5,663.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$6,609,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Lindell Condominiums (352-79)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Opus NWR Development, LLC

Senate District: 4

House District: 64

Original Date Plan/Project Approved:

1/3/2006

Plan Description:

The Project consists of the acquisition and demolition of the existing located in the area and construction of a full-amenity high-rise tower with approximately 200 condominiums, parking and retail.

Plan/Project Status: District dissolved

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 25

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Lindell Condominiums (352-79)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$140,944.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,500,000.00

Anticipated TOTAL Project Costs: \$92,602,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Loop Hotel (352-80A)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loop Hotel, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved:

1/3/2006

Plan Description:

Construction of a 120-room hotel.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 65

Actual to Date:

65

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Loop Hotel (352-80A)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$320,023.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$241,622.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$19,676,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Louderman Building, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/21/2002

Plan Description:

Adaptive reuse of a multi-level former office building for condominiums, three floors for business offices, retail spaces and parking on the ground floor.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 137

Actual to Date:

85

Number of Retained Jobs:

Projected: 5

Actual to Date:

5

St. Louis

Louderman Building (352-25)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$98,968.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$846,901.00 Amount on Hand: \$97,502.00

Economic Activity Taxes:

Total received since inception: \$337,947.00 Amount on Hand: \$1,466.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Loughborough Commons (352-61)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The Desco Group, Inc/Loughborough Commons, LLC

Senate District: 1

House District: 108

Original Date Plan/Project Approved:

2/28/2005

Plan Description:

Construction of a new prototype Schnuck's Grocery Superstore of 63,000sf, a 116,000sf national hardware retailer and additional general retail and restaurants totaling approximately 25,000-50,000sf.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 300

Actual to Date:

300

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Loughborough Commons (352-61)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$234,667.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,149,974.00 Amount on Hand: \$22,565.00

Economic Activity Taxes:

Total received since inception: \$5,734,618.00 Amount on Hand: \$212,102.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,000,000.00

Anticipated TOTAL Project Costs: \$40,000,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Ludwig Lofts (352-53)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Ludwig Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

3/22/2006

Plan Description:

Rehabilitation of the two buildings into first floor retail and condominiums in the upper floors.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 52

Actual to Date:

60

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Ludwig Lofts (352-53)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$115,436.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$72,203.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$850,000.00

Anticipated TOTAL Project Costs: \$7,130,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Magnolia-Thurman (352-103)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Paramount Property Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

4/24/2008

Plan Description:

Renovation and rehabilitation of the building and adjacent lot into approximately 24 residential condominium units with related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Magnolia-Thurman (352-103)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,337.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$35,036.00 Amount on Hand: \$35,036.00

Economic Activity Taxes:

Total received since inception: \$1,301.00 Amount on Hand: \$1,301.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$570,000.00

Anticipated TOTAL Project Costs: \$4,316,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Marquette Building (352-57)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): TLG Marquette, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved:

12/22/2004

Plan Description:

Renovation of the 21-story building into 81 residential condominiums, 35 apartments, a YMCA branch facility with ground floor and lower level commercial uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 81

Actual to Date:

81

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Marquette Building (352-57)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,774.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,156,509.00 Amount on Hand: \$3,759.00

Economic Activity Taxes:

Total received since inception: \$61,314.00 Amount on Hand: \$1,015.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$54,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Maryland Plaza North (352-7p1)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Rothschild Development, LTD

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

8/2/2004

Plan Description:

Renovation of seven townhomes on 14 lots into approximately 20 condominiums.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Maryland Plaza North (352-7p1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$489,993.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,080.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$10,240,720.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Koplar Properties, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved:

8/2/2004

Plan Description:

Redevelopment of the former Saks Store and Medical Arts Building and Greenberg Gallery into commercial and retail/office uses.

Plan/Project Status: Fully operational

Area Type: Blight; Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 100

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Maryland Plaza South (352-7p2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,491.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$785,592.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$580,075.00 Amount on Hand: \$1,491.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,850,000.00

Anticipated TOTAL Project Costs: \$20,571,935.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Midtown Lofts (352-116)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Midtown, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

2/9/2009

Plan Description:

Renovation of the subject properties into 7015sf residential, 10,373sf office and other commercial uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 58

Actual to Date:

30

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Midtown Lofts (352-116)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71,661.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$58,027.00 Amount on Hand: \$58,027.00

Economic Activity Taxes:

Total received since inception: \$13,634.00 Amount on Hand: \$13,634.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$700,000.00

Anticipated TOTAL Project Costs: \$5,609,529.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Mississippi Place (352-56)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/22/2004

Plan Description:

Construction of 16 new townhomes including off-street parking in the Project Area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Mississippi Place (352-56)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$161,198.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$825,000.00

Anticipated TOTAL Project Costs: \$4,592,938.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Moon Bros. Carriage Lofts (352-67)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loftworks, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/3/2005

Plan Description:

Renovation and conversion of a five story building into 43 condominium and two commercial units and the construction of a parking structure on the adjoining lot to the west of the building.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 5

Actual to Date:

10

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Moon Bros. Carriage Lofts (352-67)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,311.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$432,858.00 Amount on Hand: \$2,311.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$10,675,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Nadira Place (352-104)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Kwame Building Group, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

12/27/2007

Plan Description:

New construction of a seven story multi-use building consisting of 24,000sf commercial, 6000sf residential, 3000sf retail and 9000sf off-street parking spaces.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 108

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Nadira Place (352-104)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,175,000.00

Anticipated TOTAL Project Costs: \$8,249,978.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

North Broadway/Carrie (352-130)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Broadway-Carrie TIF, Inc.

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

2/22/2011

Plan Description:

Assemble and clear multiple parcels for development of commercial uses.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 90

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

North Broadway/Carrie (352-130)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$13,216,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Northside Regeneration (352-126)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Northside Regeneration, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

Plan Description:

The proposed redevelopment of 1112ac immediately north of downtown with construction of 4.5 million sq. ft office and business spaces, 1 million sq. ft. retail and entertainment spaces, 2200 new single family homes and 7800 apartments and condominiums.

Plan/Project Status: Inactive

Area Type: Blight, Conservation, Economic Development

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 65245

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Northside Regeneration (352-126)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,648,325.00

Anticipated TOTAL Project Costs: \$3,634,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Old Post Office Building (352-15)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Old Post Office Developers, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

7/23/2007

Plan Description:

Renovation of the 5-level 242,000sf historic US Post Office Building, acquired from the GSA and developed for office and retail uses to include the Missouri Court of Appeals and Webster University.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 300

Actual to Date: 330

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Old Post Office Building (352-15)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$813,441.00 Amount on Hand: \$5.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,655,220.00

Anticipated TOTAL Project Costs: \$34,950,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Packard Lofts (352-74)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Packard Lofts, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved:

8/9/2005

Plan Description:

Renovation and rehabilitation of the existing four story building and the development of 35 residential condominium units with first floor retail.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 20

Actual to Date:

20

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Packard Lofts (352-74)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$169.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$320,313.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$66,472.00 Amount on Hand: \$169.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$7,814,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Page Partners III/Walgreens (352-89)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Page Partners III

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

11/7/2006

Plan Description:

New construction of a 14,738sf Walgreen Drug Store and related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 50

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$59,492.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$223,879.00 Amount on Hand: \$58,816.00

Economic Activity Taxes:

Total received since inception: \$201,565.00 Amount on Hand: \$676.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$5,126,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Park Pacific (352-90)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Parkside Tower, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved:

8/3/2006

Plan Description:

Rehabilitation of the old Union Pacific Building into apartments and commercial uses plus construction of 1000 parking spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 330

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Park Pacific (352-90)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$622,830.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,104.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,460,000.00

Anticipated TOTAL Project Costs: \$125,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Paul Brown/Arcade Building (352-26)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): No developer listed in report

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/10/2002

Plan Description:

Adaptive reuse of the Paul Brown Building for 222 apartments, ground floor retail and parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 160

Actual to Date:

105

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Paul Brown/Arcade Building (352-26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,538,039.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,749.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,264,200.00

Anticipated TOTAL Project Costs: \$143,138,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Printer's Lofts (352-32)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Printer's Lofts, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved:

7/23/2003

Plan Description:

Renovation of two existing structures for 17,500sf ground floor commercial space and 121,725sf in 74 residential loft condominiums on the upper floors and new construction of a building for mixed uses on the remainder of the site.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market.

Number of New Jobs:

Projected: 5

Actual to Date:

5

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,919.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,085,032.00 Amount on Hand: \$2,394.00

Economic Activity Taxes:

Total received since inception: \$44,608.00 Amount on Hand: \$525.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,880,000.00

Anticipated TOTAL Project Costs: \$26,502,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Railway Exchange Building (352-128)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): RNY, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

3/29/2010

Plan Description:

Renovation and reconfiguring of the Macy's Department Store on floors 1-3 and the renovation of the upper floors of the 21-story building and renovation of the attached parking garage and 1st floor retail spaces.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 2800

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Railway Exchange Building (352-128)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$58,405.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$110,142.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$338,670.00 Amount on Hand: \$58,404.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,800,000.00

Anticipated TOTAL Project Costs: \$111,715,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Railway Lofts (352-39)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1619 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

3/10/2004

Plan Description:

Renovation of an existing 96,000sf 9-story building for ground floor commercial and 41 residential condominiums.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 5

Actual to Date: 5

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Railway Lofts (352-39)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,145.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$648,611.00 Amount on Hand: \$8,143.00

Economic Activity Taxes:

Total received since inception: \$17,513.00 Amount on Hand: \$2.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,583,379.00

Anticipated TOTAL Project Costs: \$13,216,575.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

REO (352-117)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Midtown TIF Company, Inc.
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

2/9/2009

Plan Description:

3141-47 Locust will be redeveloped into a mixed-use facility containing office, restaurant/retail and live/work spaces and 9 residential apartments. 3144 Locust will be redeveloped into parking to supplement the project.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 35

Actual to Date:

20

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

REO (352-117)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$52,710.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$51,174.00 Amount on Hand: \$51,174.00

Economic Activity Taxes:

Total received since inception: \$1,536.00 Amount on Hand: \$1,536.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$5,156,023.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Scullin Redev/St. Louis Market Place (352-1)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Coast Commercial
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 7/20/1990

Plan Description:

461,000sf "power center" retail facility with four out-parcels and 2450 parking spaces replacing the largely unused and deteriorating Rolling/Mill Steel Company buildings.

Plan/Project Status: Fully operational-District Dissolved

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 500

Actual to Date: 700

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Scullin Redev/St. Louis Market Place (352-1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$12,211,492.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,403,647.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,365,000.00

Anticipated TOTAL Project Costs: \$53,312,932.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

St. Louis

Security Building (352-40)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Security Building Partners, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 3/10/2004

Plan Description:

Renovation of an existing 128,000sf 11-story building built in 1891 and conversion of the structure for office and retail uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 200

Actual to Date: 81

Number of Retained Jobs:

Projected: 150

Actual to Date: 150

St. Louis

Security Building (352-40)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$206.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$699,888.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$184,155.00 Amount on Hand: \$206.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$13,201,397.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Shenandoah Place (352-42)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Minnesota Development Partners, LLC

Senate District: 5

House District: 59

Original Date Plan/Project Approved:

3/30/2004

Plan Description:

Renovation of three four-family two-story buildings into six for sale condominiums.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Shenandoah Place (352-42)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$82,611.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,208.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$231,540.00

Anticipated TOTAL Project Costs: \$1,549,416.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Sky House (352-96)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): None. District Dissolved

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

6/5/2007

Plan Description:

The Plan envisioned new construction of a 22-story condominium tower with parking spaces. The market for condos diminished and the Project was never started. It was dissolved by Ordinance on 12/22/2011.

Plan/Project Status: District dissolved

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Sky House (352-96)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,000,000.00

Anticipated TOTAL Project Costs: \$67,696,610.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Soulard Market Apartments (352-34)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Carriage Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

Renovation of the 5-story Welsch Baby Carriage building for 132 residential apartments totaling 127,032sf and an additional 23,618sf for commercial space and residential parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 5

Actual to Date:

15

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Soulard Market Apartments (352-34)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$149.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,035,243.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$128,537.00 Amount on Hand: \$149.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,400,000.00

Anticipated TOTAL Project Costs: \$29,226,315.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Southside National Bank (352-75)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Southside National, LLC

Senate District: 4

House District: 67

Original Date Plan/Project Approved:

8/9/2005

Plan Description:

Conversion of the old Southside National Bank Building into commercial space and residential units.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 50

Actual to Date:

30

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Southside National Bank (352-75)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$152,154.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,174.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$6,688,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Southtown (352-31)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Developer's Diversified Realty (DDR)

Senate District: 4

House District: 66

Original Date Plan/Project Approved:

7/3/2003

Plan Description:

Construction of 97,000sf one-story retail space including two retail in-line structures and three out-parcel developments.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 200

Actual to Date:

200

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Southtown (352-31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,515.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$974,062.00 Amount on Hand: \$498.00

Economic Activity Taxes:

Total received since inception: \$1,955,021.00 Amount on Hand: \$53,917.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

St. Louis Centre (352-88)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Spinnaker Corporation/Environmental Operations

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

8/3/2006

Plan Description:

Conversion of the old St. Louis Centre Mall into a parking structure with retail on the first floor. The existing elevated bridges that radiate out from the mall have been removed. Plans also call for renovation of the One City Center office tower.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

St. Louis Centre (352-88)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$156,600.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,193,606.00 Amount on Hand: \$156,600.00

Economic Activity Taxes:

Total received since inception: \$2,969.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,600,000.00

Anticipated TOTAL Project Costs: \$109,906,221.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Station G Apartments (352-106)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Hepfner, Smith, Airhart & Day, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

6/24/2008

Plan Description:

The proposed development was to include 201 new residential apartments and 3300sf commercial space on 2.83ac. The project lost its financing and the district was dissolved by Ordinance # 69052.

Plan/Project Status: District dissolved

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 10

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Station G Apartments (352-106)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,681,000.00

Anticipated TOTAL Project Costs: \$28,085,100.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Syndicate Trust Building (352-77)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Syndicate Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

1/18/2006

Plan Description:

Renovation and rehabilitation of the Syndicate Trust Building providing 91 for-sale residential condominiums, 84 loft-style rental apartment units plus office and retail development.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 50

Actual to Date:

15

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Syndicate Trust Building (352-77)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$919.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,803,497.00 Amount on Hand: \$6.00

Economic Activity Taxes:

Total received since inception: \$25,624.00 Amount on Hand: \$913.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,200,000.00

Anticipated TOTAL Project Costs: \$68,897,200.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Taylor/Carrie (352-123)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Green Street Properties, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

Plan Description:

Developed in two phases, the first to consist of redevelopment of a Taylor Avenue parcels into a 95,700sf commercial building. The second phase (Carrie Phase) redevelops the rail yard into 860,000sf of warehouse facilities.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	186	Actual to Date:	25
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Number of Retained Jobs:

Projected:	100	Actual to Date:	100
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St. Louis

Taylor/Carrie (352-123)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,223.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,849.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$176,543.00 Amount on Hand: \$1,223.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,150,000.00

Anticipated TOTAL Project Costs: \$46,437,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Tech Electronics (352-17)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Tech Electronics, Inc.
Senate District: 4
House District: 64

Original Date Plan/Project Approved:

2/21/2002

Plan Description:

Construction of a 7000sf one-story office building capable of being expanded to 3 stories. The project allows Tech Electronics continued growth to expand its operations to 160 employees and \$25 Million in annual sales.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 45

Actual to Date:

45

Number of Retained Jobs:

Projected: 160

Actual to Date:

160

St. Louis

Tech Electronics (352-17)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$211,378.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$61,468.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,600.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Terra Cotta Annex & Garage (352-29)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1501 Locust Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

6/12/2003

Plan Description:

Rehabilitation and reuse of a building to compliment an existing private development of 100 loft condominiums. The new construction adds 75 condominium residential units and builds a parking structure to serve all 175 condos.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 76

Actual to Date:

60

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,102.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,073,007.00 Amount on Hand: \$13,101.00

Economic Activity Taxes:

Total received since inception: \$136,057.00 Amount on Hand: \$1.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$24,398,026.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

The Bottle District (352-59)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Bottle District Investors, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Renovation and new construction in eight blocks north of the Edward Jones Dome and west of Laclede's Landing for entertainment, commercial and residential uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	1400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Bottle District (352-59)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,139.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$29,811.00 Amount on Hand: \$29,811.00

Economic Activity Taxes:

Total received since inception: \$9,328.00 Amount on Hand: \$9,328.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$51,500,000.00

Anticipated TOTAL Project Costs: \$226,550,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

The Chemical Building (352-114)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Chemical Building Acquisition, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

11/24/2008

Plan Description:

Historic rehabilitation to achieve a mix of residential condominium units on the fifth through seventeenth floors, 22,500sf office space on the 2nd-4th floors and ground floor retail and restaurant spaces.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 110

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

The Chemical Building (352-114)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$14,904.00 Amount on Hand: \$14,904.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,227,000.00

Anticipated TOTAL Project Costs: \$32,855,633.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

The Cloisters (352-35)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Restoration St. Louis, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

7/23/2003

Plan Description:

Renovation of a 27,000sf building complex originally used as a religious convent and more recently as a nursing home into 21 apartments and on-site parking.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

The Cloisters (352-35)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$194,574.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$550,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

The Foundry (352-92)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1911 Locust Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

5/30/2007

Plan Description:

Rehabilitation of a former industrial building into commercial and retail spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 10

Actual to Date:

20

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,421.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$392.00 Amount on Hand: \$392.00

Economic Activity Taxes:

Total received since inception: \$6,029.00 Amount on Hand: \$6,029.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$4,385,305.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

The Georgian at City Hospital (352-36)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): City Hospital Development, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

Renovation of an abandoned 5-story 153,000sf hospital built in 1912 into 101 residential condominiums (RPA 1). Other buildings and vacant land in the complex are being developed for multiple uses as RPA 2 & 3 in separate reports.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 30

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,700.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,221,587.00 Amount on Hand: \$11,067.00

Economic Activity Taxes:

Total received since inception: \$75,438.00 Amount on Hand: \$2,633.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$24,068,124.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

The Hadley Dean Building (352-125)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Loftworks, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

Plan Description:

Renovation of the building to house the Mango Peruvian Restaurant, office space on floors 3-7 and office space in the building's lower level.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 94

Actual to Date: 50

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

The Hadley Dean Building (352-125)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45,678.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$45,678.00 Amount on Hand: \$45,678.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$950,000.00

Anticipated TOTAL Project Costs: \$3,600,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

The Laclede Power House (352-101)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Metropolitan Development-Laclede Power, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

2/27/2008

Plan Description:

Renovation of the four-story 74,825sf structure to include a first floor commercial entertainment venue and approximately 50,124sf office spaces. Also includes an outdoor music venue at the trailhead for the Trailnet north Riverfront Bike Trail.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 150

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

The Laclede Power House (352-101)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$153.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$153.00 Amount on Hand: \$153.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,142,000.00

Anticipated TOTAL Project Costs: \$11,722,084.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

The Laurel (352-109)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Dillards Building, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

7/28/2008

Plan Description:

Rehabilitation and redevelopment of the existing building into 30000sf retail and restaurant, 212-room hotel and 200 residential apartment uses with related parking. The completed facility is to be known as "The Laurel"

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 340

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

The Laurel (352-109)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$301,867.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$243,605.00 Amount on Hand: \$243,605.00

Economic Activity Taxes:

Total received since inception: \$58,262.00 Amount on Hand: \$58,262.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$32,000,000.00

Anticipated TOTAL Project Costs: \$182,051,185.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

The Leather Trades Building (352-99)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): St. Louis Leased Housing Assoc. III, L.P.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

8/7/2007

Plan Description:

Rehabilitation of a former warehouse into commercial and residential uses. The project will develop 86 artist loft residential units with the first floor being reserved for commercial uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 10

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

The Leather Trades Building (352-99)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,160.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,160.00 Amount on Hand: \$1,160.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$23,055,050.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

The Loop Center North (352-80B)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loop Center North, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved:

1/3/2006

Plan Description:

Construction of a two-story brick building containing 33,600sf for retail and office uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 71

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

The Loop Center North (352-80B)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$7,213,665.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

The Pet Building (352-65)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Balke Brown Associates

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/9/2005

Plan Description:

Conversion of the vacant building into 118 residential units and 8500sf commercial spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 25

Actual to Date: 5

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

The Pet Building (352-65)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$814,316.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,664.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$43,495,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

The Sky Wheel (352-119)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Sky Wheel St. Louis, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

2/9/2009

Plan Description:

The Project would build an observation wheel whereon passengers ride for 12-15 minutes in one of 42 gondolas each seating up to six and outfitted with video screens. The wheel will be brightly illuminated with multi-colored LED lighting.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 7

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

The Sky Wheel (352-119)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,121.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$5,121.00 Amount on Hand: \$5,121.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,390,000.00

Anticipated TOTAL Project Costs: \$11,670,421.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

The Union Club (352-83)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gilded Age Renovation, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 3/22/2006

Plan Description:

A new mixed-use construction project consisting of commercial, residential and office spaces. Includes 39 residential units, 6000sf commercial space and 8000sf office space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Union Club (352-83)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$218,330.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$787.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,900,000.00

Anticipated TOTAL Project Costs: \$11,678,070.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Tudor Building (352-91)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1818 Washington/Tudor Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

2/20/2007

Plan Description:

Renovation of the Tudor Building into first floor retail and second floor condominiums.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 75

Actual to Date:

50

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Tudor Building (352-91)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$331,078.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$54,131.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,380,000.00

Anticipated TOTAL Project Costs: \$33,895,535.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Ventana Lofts (352-68)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Jacob Development Group, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/5/2005

Plan Description:

Conversion of a nine-story building into 96 residential condominium units, commercial spaces and parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 5

Actual to Date: 5

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Ventana Lofts (352-68)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$835,341.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$21,105.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,330,000.00

Anticipated TOTAL Project Costs: \$20,930,180.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Walter Knoll Florist Row (352-27)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): W.C. & D. Enterprises (Walter Knoll Florist)

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/10/2002

Plan Description:

Renovation and expansion of existing buildings to accommodate a relocated floral company for wholesale/retail business.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 76

Actual to Date:

60

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Walter Knoll Florist Row (352-27)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,070.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$108,151.00 Amount on Hand: \$153.00

Economic Activity Taxes:

Total received since inception: \$415,661.00 Amount on Hand: \$917.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$3,013,650.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): University Village Apartments, L.P.

Senate District: 5

House District: 64

Original Date Plan/Project Approved:

8/2/2004

Plan Description:

Renovation of seven buildings totaling 340,000sf into 200 loft apartment units, commercial uses and related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 170

Actual to Date:

120

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Warehouse of Fixtures (352-50)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,820,916.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$125,633.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,000.00

Anticipated TOTAL Project Costs: \$53,495,200.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Washington East Condominiums (352-54)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): No developer listed in report

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/22/2004

Plan Description:

Redevelopment of the buildings for retail, office and residential condominium uses with related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 64

Actual to Date:

42

Number of Retained Jobs:

Projected: 30

Actual to Date:

30

St. Louis

Washington East Condominiums (352-54)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,885.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,861,183.00 Amount on Hand: \$11,878.00

Economic Activity Taxes:

Total received since inception: \$381,438.00 Amount on Hand: \$1,007.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,300,000.00

Anticipated TOTAL Project Costs: \$60,280,847.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

West Town Lofts (352-71)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): K. N. & C, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/9/2005

Plan Description:

Development of 80 residential condominium units, three penthouse loft condominiums and 24,000sf commercial space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 50

Actual to Date:

20

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

West Town Lofts (352-71)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,459.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$340,447.00 Amount on Hand: \$3,459.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$18,562,643.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Willy's Overland Building (352-66)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The National System, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

6/27/2005

Plan Description:

Acquisition, renovation and equipping the historic Willy's Overland Building (formerly known as the SJI Building) for occupation by National Systems, Inc. Project will create new upper scale-paying professional jobs to the area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 200

Actual to Date:

200

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

Willy's Overland Building (352-66)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,130.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$8,125.00 Amount on Hand: \$8,125.00

Economic Activity Taxes:

Total received since inception: \$495,733.00 Amount on Hand: \$5.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$12,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Windows Lofts (352-33)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 1601 Washington, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved:

7/23/2003

Plan Description:

Renovation of an existing 120,000sf building for 75,250sf commercial spaces and 45,150sf in 33 residential loft condominium units.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 82

Actual to Date:

82

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$75,966.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$962,626.00 Amount on Hand: \$74,712.00

Economic Activity Taxes:

Total received since inception: \$253,671.00 Amount on Hand: \$1,254.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$15,835,160.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Peters

Old Town Redevelopment Area

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): Various

Senate District: 23

House District: 17

Original Date Plan/Project Approved:

5/23/1996

Plan Description:

TIF is used to increase the flood protection to the 500-year level from 100-year flood protection to encourage redevelopment of the area for retail and industrial uses.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 232

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Peters

Old Town Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,253,071.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,721,706.00 Amount on Hand: \$844,252.00

Economic Activity Taxes:

Total received since inception: \$3,804,923.00 Amount on Hand: \$505,184.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,130,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,330,000.00

Anticipated TOTAL Project Costs: \$236,100,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Peters

St. Peters Centre Redevelopment Area

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): Costco Corporation: The Midland Group

Senate District: 23

House District: 17

Original Date Plan/Project Approved:

12/29/1992

Plan Description:

Construction of the 230,000sf Rec Plex, a 146,000sf Costco Store and 110,000sf additional high-end retail, restaurant, institutional and office space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 300

Actual to Date:

1906

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Peters

St. Peters Centre Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,225,614.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$25,629,017.00 Amount on Hand: \$10,475.00

Economic Activity Taxes:

Total received since inception: \$27,012,216.00 Amount on Hand: \$1,215,139.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,974,642.00

Property Acquisition and Relocation Costs: \$4,074.00

Project Implementation Costs: \$117,284.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,096,000.00

Anticipated TOTAL Project Costs: \$36,771,000.00

Financing Method: General Obligation Bonds; TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 1

St. Peters

St. Peters Rte 370

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): Duke Realty

Senate District: 23

House District: 17

Original Date Plan/Project Approved:

12/16/1999

Plan Description:

Creation of a new mixed-use development including office/warehouse, manufacturing, dining & entertainment, hotel/conference center cultural and recreational uses.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made projects unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 75

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Peters

St. Peters Rte 370

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$329,395.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,430,074.00 Amount on Hand: \$312,382.00

Economic Activity Taxes:

Total received since inception: \$76,402.00 Amount on Hand: \$17,013.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$70,000,000.00

Anticipated TOTAL Project Costs: \$131,092,500.00

Financing Method: General Obligation Bonds; TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Robert

Liberty Commons TIF Redevelopment Plan

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): The Sonic Boys and US, LLC

Senate District: 16

House District: 148

Original Date Plan/Project Approved:

12/6/2010

Plan Description:

Commercial development including a Colton's Steakhouse Restaurant, one other casual-themed restaurant, a retail center an 85-room extended hotel and 180-unit apartment complex.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 125

Actual to Date:

80

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Liberty Commons TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/1/2012

Payments in Lieu of Taxes:

Total received since inception: \$46,425.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$16,790.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$725,000.00

Property Acquisition and Relocation Costs: \$250,000.00

Project Implementation Costs: \$1,450,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,125,000.00

Anticipated TOTAL Project Costs: \$30,600,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Robert

Ramada Inn Redevelopment Project

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): Ehrhardt Properties

Senate District: 16

House District: 148

Original Date Plan/Project Approved:

12/14/2009

Plan Description:

Commercial development involving rehabilitation of certain existing site improvements and provide for the construction of new buildings and site improvements.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected: 50

Actual to Date: 75

Number of Retained Jobs:

Projected: 50

Actual to Date: 758

Ramada Inn Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/1/2012

Payments in Lieu of Taxes:

Total received since inception: \$46,425.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$16,790.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$8,600,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Robert

St. Robert Redevelopment Project #2

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): Sundowner Hospitality, LLC

Senate District: 16

House District: 148

Original Date Plan/Project Approved:

8/25/1997

Plan Description:

Development of vacant land, highly visible from Interstate 44, to a mix of commercial and residential use properties.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The projects required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 200

Actual to Date:

175

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Robert

St. Robert Redevelopment Project #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/1/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,980,177.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$377,489.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,649,988.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$325,000.00

Other: \$608,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,582,988.00

Anticipated TOTAL Project Costs: \$2,582,988.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Robert

Woodland Hills Redevelopment Project

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): Fort Wood Investment, LLC

Senate District: 16

House District: 148

Original Date Plan/Project Approved:

3/16/2009

Plan Description:

Commercial development including office, retail, conference center, possibly a hotel, public recreation facilities a cinema and open space of approximately 1,500,000sf new development.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 125

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Robert

Woodland Hills Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/1/2012

Payments in Lieu of Taxes:

Total received since inception: \$46,425.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$16,790.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,000,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$3,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$135,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ste Genevieve County

Ozora Area TIF District

Contact Agency: Ste Genevieve County
Contact Phone: 573-883-7202
Developer(s): Crawford Oil Company, Inc.
Senate District: 3
House District: 104

Original Date Plan/Project Approved: 9/13/2012

Plan Description:

Project 1: Rehabilitation of the Ozora Truck Stop, restaurant and store complex including environmental remediation, parking, lighting and signage. Project 2: Development of an industrial park by extending and upgrading utilities & site improvements.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity for development.

Number of New Jobs:

Projected:	70	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ste Genevieve County
Ozora Area TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$580,000.00

Other: \$400,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,930,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ste. Genevieve

Valle Springs TIF District

Contact Agency: Ste. Genevieve

Contact Phone: 573-883-5400

Developer(s): City infrastructure project

Senate District: 20

House District: 155

Original Date Plan/Project Approved:

12/22/1992

Plan Description:

TIF is being used to help fund property assembly, utilities, stormwater drainage, site improvements and relocation assistance for redevelopment of a shopping center and an industrial/commercial park.

Plan/Project Status: Fully operational

Area Type: Not stated in report

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 120

Actual to Date:

406

Number of Retained Jobs:

Projected: 200

Actual to Date:

200

Ste. Genevieve

Valle Springs TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$234,482.00 As of: 9/30/2012

Payments in Lieu of Taxes:

 Total received since inception: \$3,474,642.00 Amount on Hand: \$196,845.00

Economic Activity Taxes:

 Total received since inception: \$3,811,874.00 Amount on Hand: \$37,637.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$4,129,134.00

 Property Acquisition and Relocation Costs: \$2,729,000.00

 Project Implementation Costs: \$83,124.00

 Other: \$458,742.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,400,000.00

Anticipated TOTAL Project Costs: \$14,534,009.00

Financing Method: Pay-as-you-go; TIF Notes; TIF Bond; Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Sugar Creek

LCM/Courtney Atherton TIF Plan

Contact Agency: Sugar Creek
Contact Phone: 816-252-4400
Developer(s): Lafarge Construction Materials
Senate District: 11
House District: 20

Original Date Plan/Project Approved: 5/21/2003

Plan Description:

The project includes relocation of a regional sales office, rehabilitation of a closed elementary school building containing hazardous materials and the purchase of plant equipment.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	20	Actual to Date:	17
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Number of Retained Jobs:

Projected:	10	Actual to Date:	10
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Sugar Creek

LCM/Courtney Atherton TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$181,239.21 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,240,671.50 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$240,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$117,500.00

Other: \$3,750,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,107,500.00

Anticipated TOTAL Project Costs: \$9,283,006.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Sugar Creek

Sugarland Center TIF Redevelopment Plan

Contact Agency: Sugar Creek

Contact Phone: 816-252-4400

Developer(s): Edwards Management Group, LLC

Senate District: 11

House District: 51

Original Date Plan/Project Approved:

5/14/2007

Plan Description:

Commercial and retail development to include a full-service supermarket and 5 commercial/retail/restaurant pad sites, national retail stores, restaurant and eventually mixed-use high-density housing.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions and a portion of the Area is located in a special flood hazard area and subject to federal emergency management regulations.

Number of New Jobs:

Projected: 61

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Sugar Creek

Sugarland Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,103,888.00

Property Acquisition and Relocation Costs: \$5,857,000.00

Project Implementation Costs: \$8,278,339.00

Other: \$1,485,289.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,983,276.00

Anticipated TOTAL Project Costs: \$43,603,666.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Sugar Creek

The Bluffs At Sugar Creek TIF Plan

Contact Agency: Sugar Creek

Contact Phone: 816-252-4400

Developer(s): No developer listed in report

Senate District: 11

House District: 51

Original Date Plan/Project Approved:

1/22/2007

Plan Description:

Development of light industrial manufacturing, commercial retail and office space, roadways and other necessary infrastructure and greenway construction and/or improvements.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 1045

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Sugar Creek

The Bluffs At Sugar Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$43,660,105.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$115,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$43,775,105.00

Anticipated TOTAL Project Costs: \$170,306,630.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Unity Village

Unity Village TIF Redevelopment Plan

Contact Agency: Unity Village

Contact Phone: 816-524-3550

Developer(s):

Senate District: 8

House District: 52

Original Date Plan/Project Approved:

2/8/2007

Plan Description:

Construction of office, industrial, commercial and retail facilities with all necessary supporting infrastructure including streets and utilities.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the projects financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected: 100

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Unity Village

Unity Village TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,106,642.00

Property Acquisition and Relocation Costs: \$5,610,449.00

Project Implementation Costs: \$5,522,906.00

Other: \$378,620.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,618,617.00

Anticipated TOTAL Project Costs: \$181,940,892.00

Financing Method: Pay-as-you-go; TIF Bond; Other Bond (CID)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Valley Park

Peerless Park Redevelopment Project

Contact Agency: Valley Park

Contact Phone: 636-225-5171

Developer(s): Drury Development Corporation

Senate District: 15

House District: 93

Original Date Plan/Project Approved:

1/3/1997

Plan Description:

Redevelop former industrial property into retail/hotel commercial property.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Valley Park

Peerless Park Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$33,000.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,924,000.00 Amount on Hand: \$33,000.00

Economic Activity Taxes:

Total received since inception: \$900,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified in report

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Valley Park

Rt. 141/Marshall Rd Redevelopment Plan & Project

Contact Agency: Valley Park
Contact Phone: 636-225-5171
Developer(s): Carol House, Inc.
Senate District: 15
House District: 93

Original Date Plan/Project Approved:

9/20/2010

Plan Description:

Redevelopment of the area including expansion of an existing Carol House Furniture Store, acquiring property for additional parking, conversion of an old BNSF rail maintenance facility into open space and a park.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected:	5	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Valley Park

Rt. 141/Marshall Rd Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$68,938.13 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$68,983.13 Amount on Hand: \$58,922.55

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$550,000.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$165,000.00

Other: \$150,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,315,000.00

Anticipated TOTAL Project Costs: \$1,315,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

Waynesville

Highway H Redevelopment

Contact Agency: Waynesville

Contact Phone: 573-774-6171

Developer(s): Various

Senate District: 33

House District: 148

Original Date Plan/Project Approved:

5/19/1994

Plan Description:

Construction of a full-service grocery store, shopping center, movie theater, service station, mini-mall, farm & home store, auto dealership, fast food restaurant, variety store and a sit-down restaurant.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 300

Actual to Date:

300

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Waynesville

Highway H Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$322,965.03 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,105,413.09 Amount on Hand:

Economic Activity Taxes:

Total received since inception: \$5,309,601.21 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 5

Webster Groves

Shoppes at Old Webster TIF Plan

Contact Agency: Webster Groves

Contact Phone: 314-963-5320

Developer(s): Novus Companies

Senate District: 15

House District: 87; 91

Original Date Plan/Project Approved:

10/20/1998

Plan Description:

New construction of retail and office buildings and public improvements including a parking structure and surface parking. 2001 amendment adds a TDD with a sales tax component to facilitate development.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected: 155

Actual to Date:

200

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Webster Groves

Shoppes at Old Webster TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$463,691.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,591,486.00 Amount on Hand: \$351,963.00

Economic Activity Taxes:

Total received since inception: \$1,180,312.00 Amount on Hand: \$111,095.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,134,000.00

Project Implementation Costs: \$2,386,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,520,000.00

Anticipated TOTAL Project Costs: \$10,850,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 9

West Plains

S. US Highway 160

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Various

Senate District: 33

House District: 154

Original Date Plan/Project Approved:

10/17/2005

Plan Description:

Improvements to public infrastructure for new construction of retail, mixed-use residential and retail facilities in numerous projects.

Plan/Project Status: Fully operational

Area Type: Blight; Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 80

Actual to Date: 120

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

West Plains

S. US Highway 160

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$246,483.85 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$784,600.53 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,775,000.00

Property Acquisition and Relocation Costs: \$711,000.00

Project Implementation Costs: \$499,000.00

Other: \$300,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,285,000.00

Anticipated TOTAL Project Costs: \$61,838,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

West Plains

S. US Hwy 160 Corridor-Porter Wagoner Blvd Redev.

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Various

Senate District: 33

House District: 154

Original Date Plan/Project Approved:

5/19/1994

Plan Description:

Various infrastructure improvement projects to enhance commercial developments in the Project Areas.

Plan/Project Status: Fully operational

Area Type: Blight; Conservation; Economic Development

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 701

Actual to Date:

701

Number of Retained Jobs:

Projected: 30

Actual to Date:

30

West Plains

S. US Hwy 160 Corridor-Porter Wagoner Blvd Redev.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$206,530.25 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,818,145.53 Amount on Hand: \$206,530.25

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,960,385.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,960,385.00

Anticipated TOTAL Project Costs: \$3,904,249.00

Financing Method: Pay-as-you-go; Other Bond; Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

West Plains

US Highway 63 Bypass

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Rick Hoover

Senate District: 33

House District: 154

Original Date Plan/Project Approved:

11/27/2006

Plan Description:

New construction of a national chain restaurant facility and a stand-alone pharmacy in Phase I and infrastructure for future retail development in Phase II.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made projects financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 70

Actual to Date: 73

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

West Plains

US Highway 63 Bypass

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,910.52 As of: 3/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$52,536.04 Amount on Hand: \$14,336.20

Economic Activity Taxes:

Total received since inception: \$294,279.15 Amount on Hand: \$22,574.32

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$32,005,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

